

# MERIDIAN RANCH FILING No.4 SUBDIVISION EXEMPTION

## 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 RECEPTION 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 LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND EXEMPTION FROM SUBDIVISION OF MERIDIAN RANCH FILING NO. 4. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE 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. THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO EL PASO COUNTY, COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

BY: MILTON GABRIELSKI  
TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO) SS.  
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_ BY  
MILTON GABRIELSKI AS PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES \_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_  
NOTARY PUBLIC

BY: RAUL 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 \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_ BY  
RAUL GUZMAN AS VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES \_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_  
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.

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MILTON GABRIELSKI  
TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO) SS.  
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_ BY  
MILTON GABRIELSKI AS PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES \_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_  
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.

MERIDIAN RANCH GOLF COURSE, LLC

BY: RAUL 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 \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_ BY  
RAUL GUZMAN AS VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES \_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_  
NOTARY PUBLIC

## 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 \_\_\_\_ 20\_\_\_\_ 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.

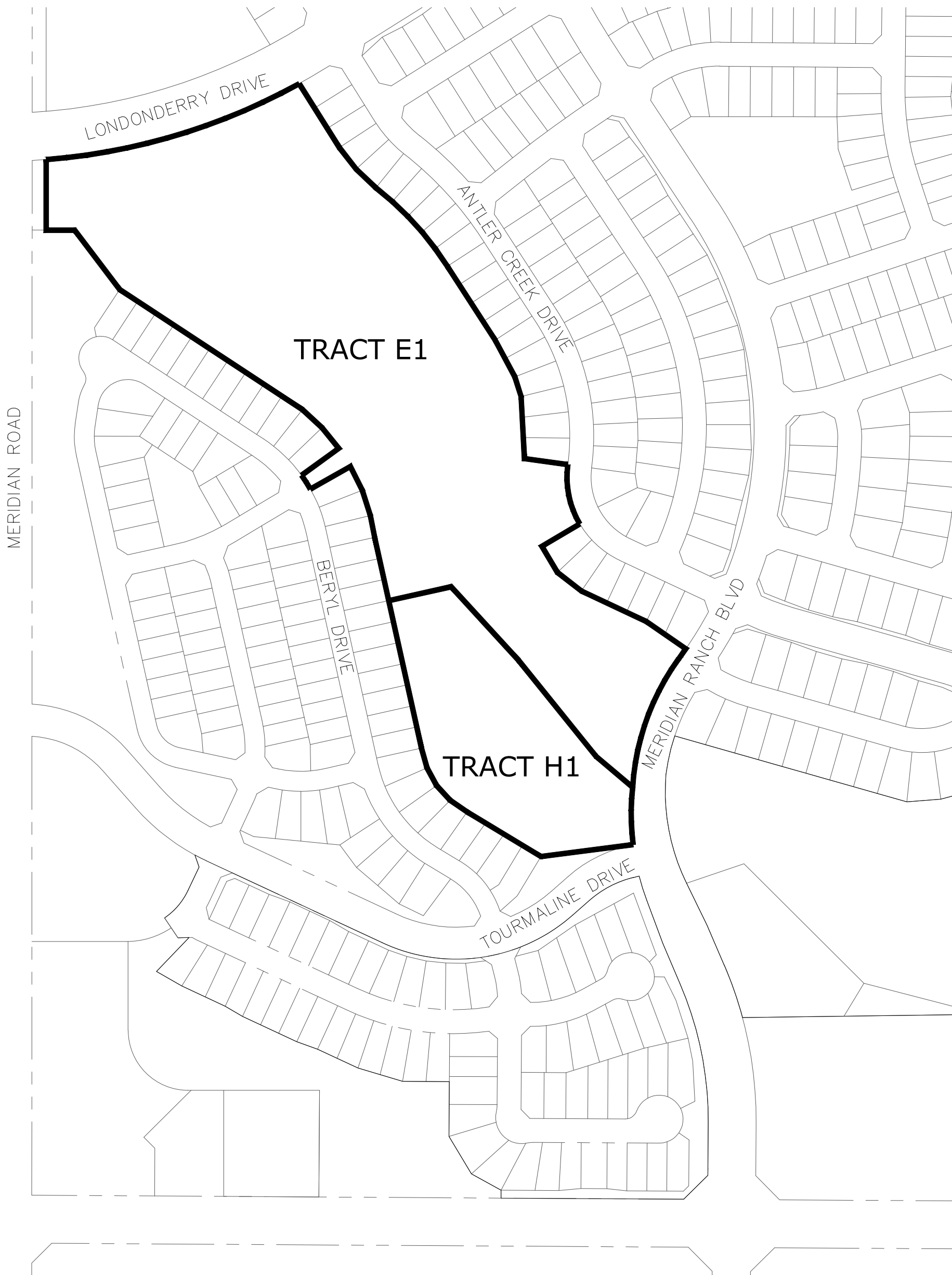
I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_.

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

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.

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



## COUNTY CERTIFICATION:

THIS SUBDIVISION EXEMPTION FOR MERIDIAN RANCH FILING NO. 4 SUBDIVISION EXEMPTION 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.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS SUBDIVISION EXEMPTION SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # \_\_\_\_

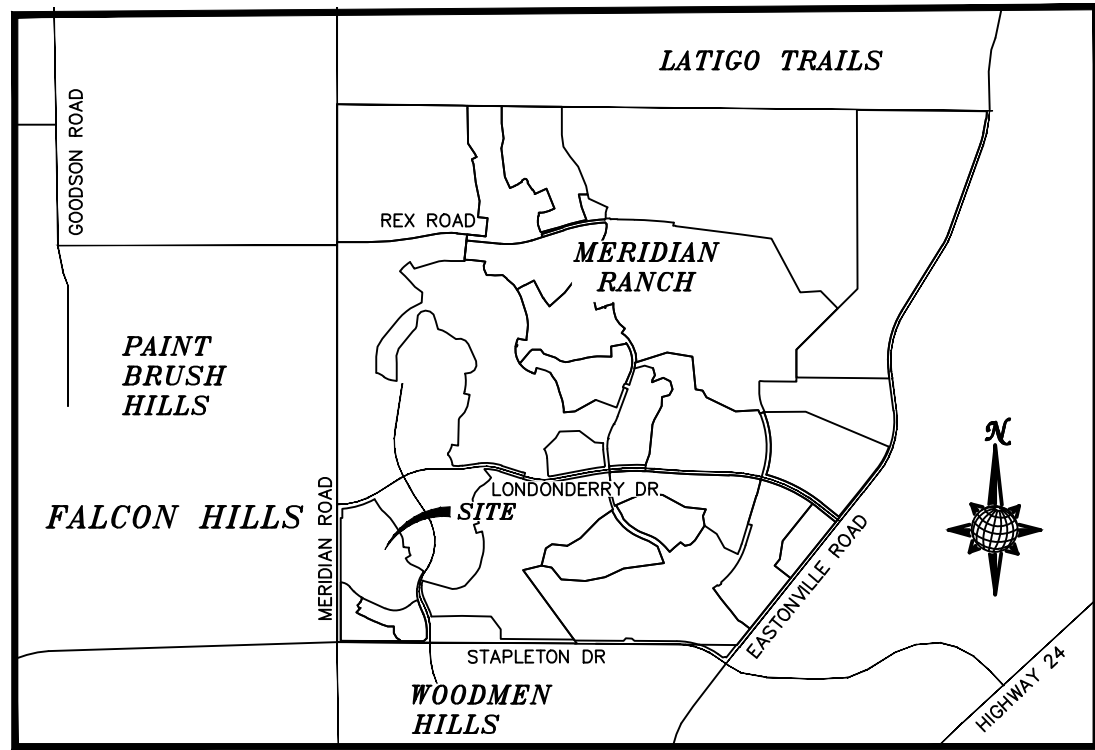
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
DATE

## CLERK AND RECORDER CERTIFICATION:

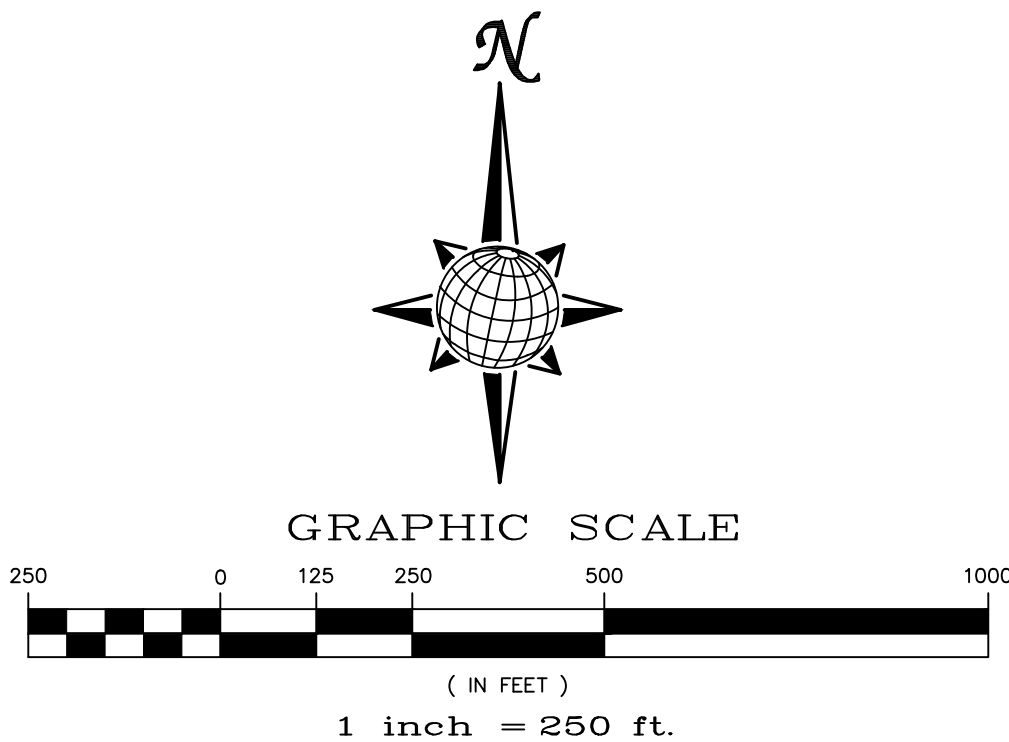
STATE OF COLORADO  
COUNTY OF EL PASO

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



VICINITY MAP  
N.T.S.

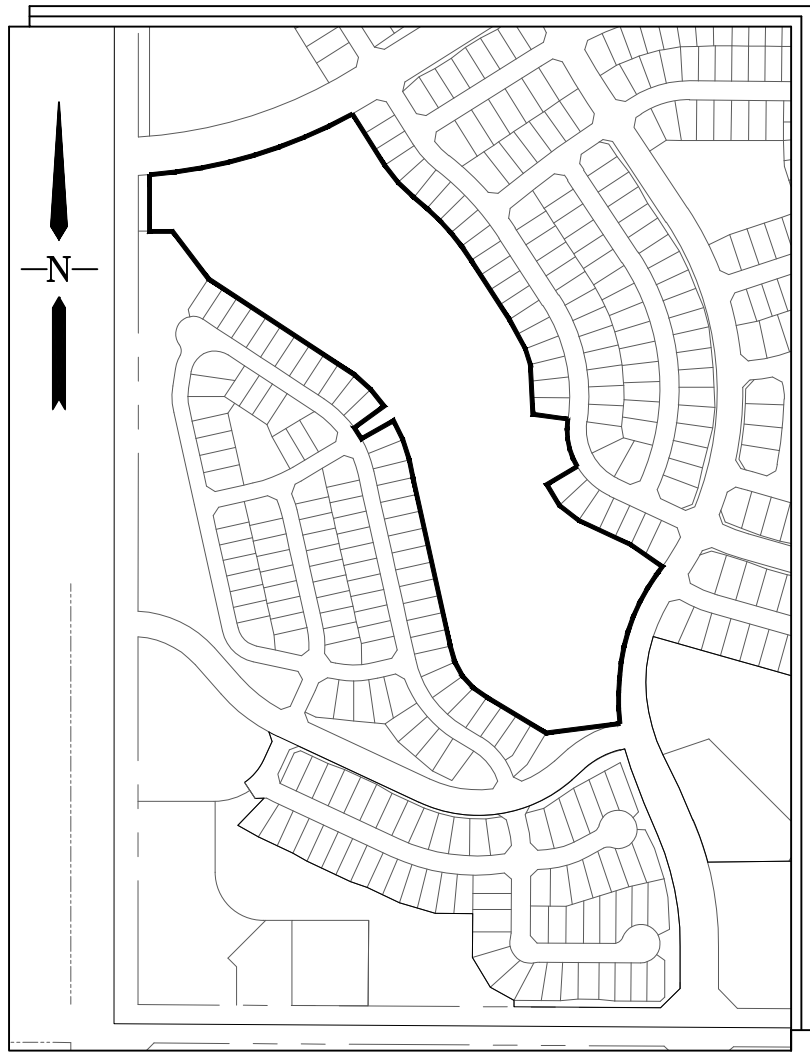


## NOTES:

- 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 (22) REFERENCE MONUMENTS PLS 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. 08041C0375G EFFECTIVE DATE 12/07/2018
- 3.TRACT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 20 FOOT EASEMENT FOR PUBLIC UTILITIES, IMPROVEMENTS, AND DRAINAGE PURPOSES. THE ENTIRE AREA OF ALL TRACTS IS HEREBY 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 LONDONDERRY 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 METROPOLITAN DISTRICT AND EL PASO COUNTY D.O.T. RESERVING THE RIGHT TO ENTER THE DRAINAGE AND UTILITY EASEMENTS FOR MAINTENANCE PURPOSES AS DEEMED NECESSARY. TRACT H1 IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE 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 COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

PCD FILE NO. EX247		
DRAWN BY: LCG	DATE: DECEMBER 2024	TECH CONSTRUCTION CORP.
CHECKED BY: JFL	SHEET: 1 OF 3	19190 TOURMALINE DRIVE SUITE 130 PEYTON, CO 80831 TELEPHONE: 719.485.7444

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



INDEX MAP  
N.T.S.

LEGEND

(82.62') = EASEMENT OR NO-BUILD DIM.  
(12191) = ADDRESS



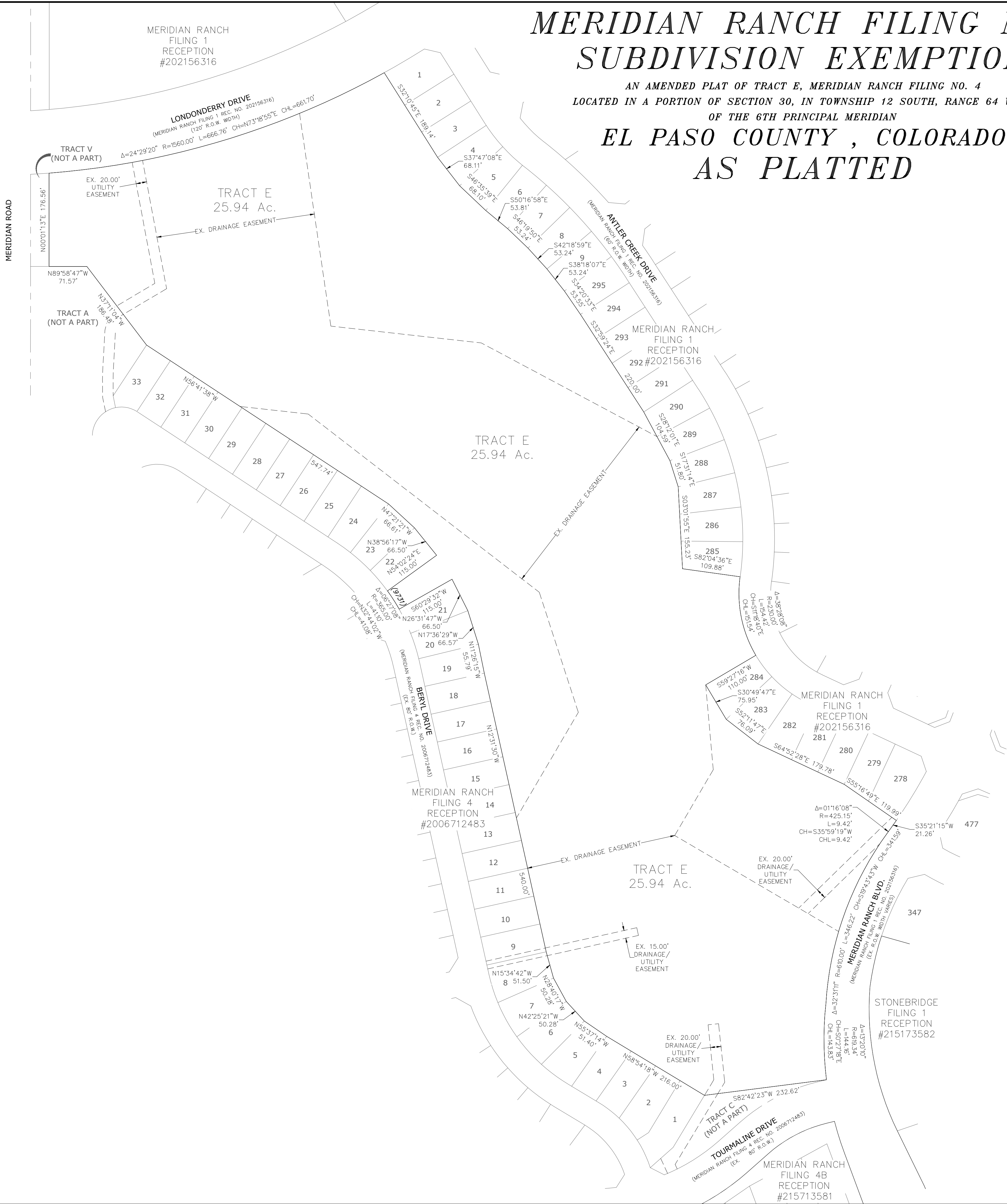
GRAPHIC SCALE



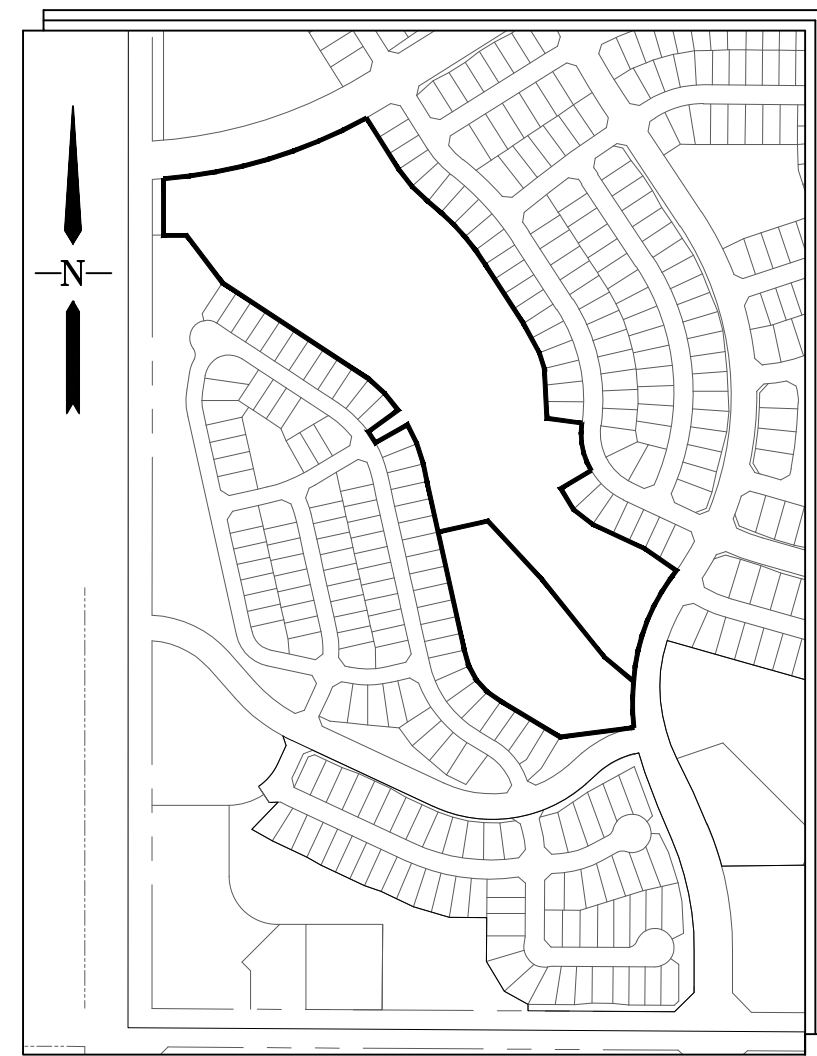
( IN FEET )  
1 inch = 100 ft.

DRAWN BY: LCG		DATE: DECEMBER 2024	TECH CONSTRUCTION CORP. 11910 TOURMALINE DRIVE SUITE 130 PEYTON, CO 80831 TELEPHONE: 719.465.7444
CHECKED BY: JFL		SHEET: 2 OF 3	

PCD 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



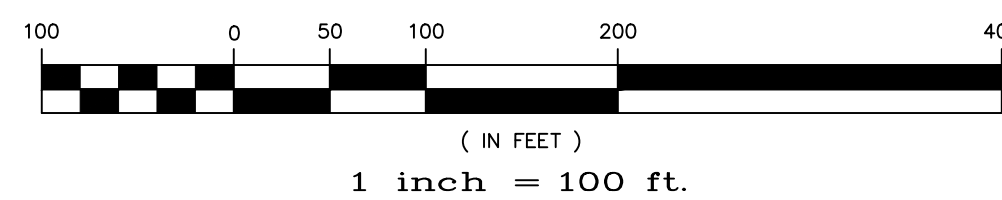
INDEX MAP  
N.T.S.

LEGEND

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



GRAPHIC SCALE



PCD FILE NO. EX247		
DRAWN BY: LCG	DATE: DECEMBER 2024	TECH CONSTRUCTION CORP.
CHECKED BY: JFL	SHEET: 3 OF 3	11910 TOURMALINE DRIVE SUITE 130 PEYTON, CO 80831 TELEPHONE: 719.465.7444

