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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Jim Egbert, Chair**

**FROM: Nina Ruiz, Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director**

**RE: Project File #: SF-18-022
Project Name: Winding Walk Filing No. 2 at Meridian Ranch
Parcel Nos.: 4229300003**

OWNER:	REPRESENTATIVE:
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA 92110	N.E.S., Inc. 619 N Cascade Avenue Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	10/16/2018
Board of County Commissioners Hearing Date	11/13/2018

EXECUTIVE SUMMARY

A request by GTL, Inc., for approval of a final plat for the Winding Walk Filing No. 2 at Meridian Ranch subdivision. The applicant is proposing to plat 60 single-family lots, rights-of-way, and an open space tract. The 28.09 acre parcel is zoned PUD (Planned Unit Development) and is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection and is within Sections 29 and 30, Township 12 South, Range 64 West of the 6th P.M. The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).



A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Approval of a final plat for 60 single-family lots, rights-of-way, and an open space tract.

Waiver(s): There are no waivers requested with this application.

Authorization to Sign: Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and Board of County Commissioners shall determine that the following criteria found in Section 7.2.1.D.3 of the El Paso County Land Development Code (2018) have been met to approve a final plat:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified

and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];

- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapters 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North:	PUD (Planned Unit Development)	Single Family Residential
South:	PUD (Planned Unit Development)	Single Family Residential
East:	PUD (Planned Unit Development)	Single Family Residential
West:	PUD (Planned Unit Development)	Single Family Residential

E. BACKGROUND

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners on May 24, 2012. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the overall maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). The Winding Walk at Meridian PUDSP (Planned Unit Development and Preliminary Plan) was approved on June 26, 2018. Platting of the 405 additional lots within the Winding Walk at Meridian PUDSP will bring the total number of platted lots within the Meridian Ranch sketch plan area to 3,168. Winding Walk at Meridian

Ranch Filing 1 was approved by the Board of County Commissioners on September 11, 2018, which included 345 of the 405 lots within the Winding Walk at Meridian PUDSP. The applicant is now requesting approval of Filing 2 for the remaining 60 single family residential lots.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2017).

2. Zoning Compliance

The proposed plat is in conformance with the Planned Unit Development (PUD) zoning district. The Winding Walk at Meridian Ranch PUD dimensional standards are as follows:

- Setbacks – 20 feet front yard, 5 feet side, 20 feet rear
- Maximum building height – 30 feet
- Maximum lot coverage – 55 percent

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 6.1.3 – Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The infrastructure needed to provide central services to the development is proposed to be extended from existing adjacent development within Meridian Ranch into the proposed subdivision. The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners on May 24, 2012. The Sketch Plan

was amended by the Board of County Commissioners on March 13, 2018, to allow for the overall maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). In approving the Sketch Plan Amendment, the Board of County Commissioners made a finding of consistency with the County master plan, including the Policy Plan. The proposed densities and land uses are consistent with the approved sketch plan amendment, the approved PUD and preliminary plan, and with other development within Meridian Ranch.

4. Small Area Plan Analysis

The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size. Relevant policies are as follows:

Policy 4.5.3.1 - Generally encourage a well-planned mix of housing types and densities in identified urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

Policy 4.5.3.4 – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

Policy 4.5.8.7 – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The approved overall Meridian Ranch sketch plan established the mix of uses and planned for connectivity as well as the provision of adequate school, park, and open space facilities. The Winding Walk at Meridian Ranch PUD establishes design standards that are intended to help the development fit into the surrounding Meridian Ranch neighborhood. The PUD includes open space tracts that provide trail connections internal to the subdivision and to connect to the overall Meridian Ranch trail system. The proposed filing is in conformance with the Winding Walk at Meridian PUDSP, which was approved on June 26, 2018.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records with El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the final plat application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996), adopted as an element of the El Paso County master plan, shows this area as having a low wildlife impact potential. The approval of this final plat request is not anticipated to have a significant impact on wildlife.

3. Floodplain

The development is not impacted by any designated floodplain as indicated by FEMA's Flood Insurance Rate Map 08041C0575F and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 14-08-1121P, which has an effective date of March 24, 2015.

4. Drainage and Erosion

Portions of this development area are within the Haegler Ranch (CHMS0200), and Geick Ranch (CHMS0400) drainage basins. The Geick Ranch drainage basin study has not been approved to date; therefore, there are no drainage or bridge fees at this time. The Haegler Ranch drainage and bridge fees are \$40,949 and \$6,043, respectively.

The site generally drains to the south. Stormwater runoff will be conveyed by public storm sewer systems into one of the following two off-site ponds which provide both water quality and flood control storage (all ponds are owned and maintained by the Woodmen Hills Metropolitan District): Pond H (proposed) located within the Haegler Ranch basin, and Pond E (existing) located within the Geick Ranch basin. Pond H is currently being constructed with Winding Walk Filing No. 1.

5. Transportation

Access to the development is provided from Rainbow Bridge Drive which is currently being constructed with Winding Walk Filing No. 1. The remaining section of Lambert

Road will be constructed with this subdivision thereby completing the additional north-south connection from Londonderry Drive to Stapleton Drive. All streets are planned to be public roads and will be dedicated to the County. The platting of this subdivision will result in the dedication of approximately 0.95 miles (0.55 miles Local and 0.40 miles Non-Residential Collector) of developer-constructed roadways for ongoing County ownership and maintenance.

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, Winding Walk at Meridian Ranch Filing No. 2 is not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District.

H. SERVICES

1. Water

The property is served by the Meridian Service Metropolitan District. The State Engineer's office provided an opinion at the preliminary plan stage stating that the water supply for the proposed subdivision is adequate. A recommendation of sufficiency was made by the County Attorney's Office with the preliminary plan. El Paso County Public Health also made a recommendation of sufficiency for water quality with the preliminary plan. The BoCC made a finding of water quality, quantity and dependability with the previously approved combined planned unit development/ preliminary plan.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

2. Sanitation

Meridian Service Metropolitan District has committed to provide wastewater service to the proposed second filing of the Winding Walk at Meridian Ranch. The district has provided a report demonstrating adequate capacity to serve the additional lots.

3. Emergency Services

The site is located within the boundaries of the Falcon Fire Protection District. A referral was sent to the District. The District responded with no objection.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property

5. Metropolitan Districts

The property is within the Meridian Service and Woodmen Road Metropolitan Districts. The Meridian Service Metropolitan District provides water and wastewater service and maintains landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Per Board of County Commissioners Resolution 13-41, properties within the Woodmen Road Metropolitan District are exempt from participation in the El Paso County Road Impact Fee Program.

6. Parks/Trails

The open space dedication proposed with the Winding Walk at Meridian Ranch PUDSP is approximately 29 acres, or 21 percent of the subdivision. The developer intends to submit a request for a park lands agreement to address credits against the urban park fees for the development area. El Paso County Community Services Department, Parks Division, will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board. If the park land agreement is not approved, park fees in lieu of land dedication would be required for urban parks at the time of recording the final plat.

The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement, the developer satisfied all regional park dedication requirements.

7. Schools

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees will be required at the time of final plat recordation.

I. APPLICABLE RESOLUTION

Approval Page 19
Disapproval Page 20

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2018), staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.

7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public and private improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. Park fees in lieu of land dedication for urban park fees shall be paid at time of plat recordation if a park lands agreement is not completed with El Paso County Parks Division.
10. Drainage fees in the amount of \$40,949.00 and bridge fees in the amount of \$6,043.00 for the Haegler Ranch drainage basin (CHMS0200) shall be paid to El Paso County at the time of plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Per Board of County Commissioners Resolution 13-41, property within the Woodmen Road Metropolitan District is currently exempt from participation within the El Paso County Road Impact Fee Program.
3. No fees in lieu of school land dedication are required with the recordation of the final plat. All school land dedication requirements have been satisfied for the Meridian Ranch Development.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified forty (40) adjoining property owners on September 26, 2018, for the Planning Commissioners' hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Final Plat Drawing

El Paso County Parcel Information

File Name: SF-18-022

PARCEL	NAME
4229300003	GTL INC

Zone Map No.: --

ADDRESS	CITY	STATE
3575 KENYON ST STE 200	SAN DIEGO	CA

ZIP	ZIPLUS
92110	5350

Date: September 18, 2018



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 919 520-6600



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MERIDIAN RANCH: WINDING WALK FILING 2

FINAL PLAT

LETTER OF INTENT

JULY 2018

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

The WindingWalk Filing 2 Final Plat are located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 25.09 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east The Vistas residential development, to the south Stapleton Road and west the golf course.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A Final Plat for Winding Walk Filing 2, consists of 60 single-family dwelling lots, landscaping, open space, and trails on approximately 25.09 acres.

PROJECT JUSTIFICATION

The PUD Development/Preliminary Plan for Winding Walk was approved on June 26, 2018. The PUD Development Plan and this Final Plat consists of 60 lots on approximately 25.09 acres.

7.2.1.D.3.f. Final Plat Criteria of Approval

The project is in compliance with the Final Plat criteria set out in Section 7.2.1. (D) 3.f of the Land Development Code and the approved Winding Walk PUD Preliminary Plan.

- **The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 9 Effective 05/2016**

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

The Final Plat is in conformance with the approved Winding Walk PUD Preliminary Plan.

- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

The Final Plat is consistent with the Meridian Ranch Sketch Plan, approved in 2005, and all subsequent amendments. As well as, the submitted PUD Preliminary Plan. Documents under review in conjunction with the PUD Preliminary Plan and resubmitted with this application include: Water Quality Report, Stormwater Management Plan, and Grading and Erosion Control Plan.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;**

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility.

- **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];**

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints include artificial fill, expansive or loose soils, and seasonal shallow groundwater conditions. These conditions can be mitigated with proper engineering and construction practices relating to foundation design and drainage.

- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

A Final Drainage Report for Winding Walk is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

- **Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access is provided to all lots by public rights-of-way.

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

All necessary services are available to serve the proposed subdivision.

- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

A Fire Protection Report is included with this application and demonstrates that the Falcon FPD has sufficient capacity and adequate response times to serve this development.

- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

The proposed development meets all aspects of the Code except where specific modifications are requested in conjunction with the PUD. Off-site impacts have been evaluated and mitigated as necessary.

- **Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;**

A Preliminary Drainage Report, Traffic Report and Geotechnical Report are submitted with the PUD Preliminary Plan application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included in the southwest corner of the project.

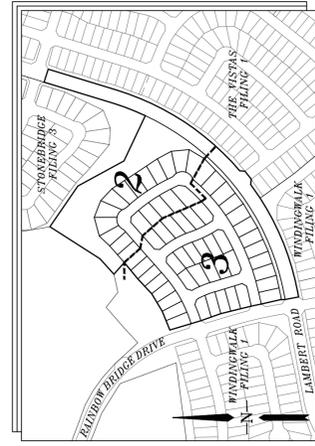
Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

- **The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016**

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]**

There are no commercial mining deposits on this property.



INDEX MAP

N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: I, INC. THEODORE TSHANG, PRESIDENT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMBERT ROAD, POINT BEING BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 21713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SEVEN(7) COURSES ARE ON SAID BOUNDARY:

1. THENCE S72°55'12"E A DISTANCE OF 80.00 FEET;
2. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
3. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41 FEET, WHOSE LONG CHORD BEARS S33°21'53"W A DISTANCE OF 863.67 FEET;
4. THENCE S05°49'18"W A DISTANCE OF 31.52 FEET;
5. THENCE S91°35'04"W A DISTANCE OF 60.00 FEET;
6. TO THE RIGHT 29.10' W A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE
7. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS S55°18'55"W A DISTANCE OF 96.24 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF WINDINGWALK FILING NO. 2, RECORDED WITH RECEPTION NO. 21714053 IN THE RECORDS OF EL PASO COUNTY AND A CURVE TO THE RIGHT;

THE FOLLOWING FIFTEEN(15) COURSES ARE ON SAID BOUNDARY LINE:

8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS S88°13'37"W A DISTANCE OF 96.24 FEET;
9. THENCE S10°28'55"W A DISTANCE OF 28.00 FEET;
10. THENCE N10°28'55"W A DISTANCE OF 28.00 FEET;
11. THENCE N02°35'36"W A DISTANCE OF 80.00 FEET;
12. THENCE N12°32'41"W A DISTANCE OF 27.08 FEET;
13. THENCE N12°32'41"W A DISTANCE OF 116.37 FEET;
14. THENCE N15°41'16"W A DISTANCE OF 60.00 FEET;
15. THENCE N19°52'23"W A DISTANCE OF 184.00 FEET;
16. THENCE N18°53'48"W A DISTANCE OF 60.00 FEET;
17. THENCE N18°53'48"W A DISTANCE OF 130.00 FEET;
18. THENCE N67°43'28"E A DISTANCE OF 120.00 FEET;
19. THENCE N58°22'08"E A DISTANCE OF 120.00 FEET;
20. THENCE N46°31'00"E A DISTANCE OF 120.00 FEET;
21. THENCE N50°54'07"E A DISTANCE OF 124.10 FEET;
22. THENCE N48°41'56"W A DISTANCE OF 92.55 FEET;
23. THENCE N48°27'37"E A DISTANCE OF 124.15 FEET;
24. THENCE N3°24'02"E A DISTANCE OF 348.31 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIVE(5) COURSES ARE ON SAID BOUNDARY LINE:

25. THENCE S56°18'06"E A DISTANCE OF 290.90 FEET;
26. THENCE S28°43'28"E A DISTANCE OF 508.38 FEET;
27. THENCE S64°52'09"E A DISTANCE OF 294.58 FEET TO A NON-TANGENT CURVE TO THE LEFT;
28. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS N21°06'20"E A DISTANCE OF 204.98 FEET;
29. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 25,092 ACRES, MORE OR LESS.

**WINDINGWALK FILING No. 2
 AT MERIDIAN RANCH
 A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO.**

PLAT NO. _____

DEDICATION:

THE ABOVE OWNER(S) HAVING CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "WINDINGWALK FILING NO. 2 AT MERIDIAN RANCH", A SUBDIVISION IN EL PASO COUNTY, COLORADO, HEREBY CERTIFY THAT ALL PLATTED STREETS SHALL BE CONSTRUCTED AND SAID OWNERS HEREBY AGREE THAT ALL PLATTED STREETS SHALL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON MAINTENANCE BY EL PASO COUNTY, COLORADO WITH THE EXCEPTION OF MEDIANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

IN WITNESS WHEREOF:
 GIL, INC. DBA. GIL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____

GIL, INC., DBA. GIL DEVELOPMENT, INC.

BY: _____
 RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO)
 COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY RAUL GUZMAN, VICE PRESIDENT, GIL, INC. DBA GIL DEVELOPMENT, INC.

NOTARY PUBLIC _____
 ADDRESS _____

MY COMMISSION EXPIRES: _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

APPROVED BY THE PRESIDENT, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF _____ 20____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____
 ADDRESS _____

MY COMMISSION EXPIRES: _____

EL PASO COUNTY CLERK AND RECORDER

STATE OF COLORADO)
 COUNTY OF EL PASO) SS

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ 20____ AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
 DEPUTY

FEES:

RECEIPT NO: _____
 PLAT FEE: _____
 SURCHARGE: _____
 SCHOOL: _____
 PARK: _____
 BRIDGE: _____
 DRAINAGE: _____

JAMES F. LEVY
 PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 344833

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON. THIS SURVEY WAS CONDUCTED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LOTS 1-60 ACREAGE: 12,550
 TRACT A ACREAGE: 4,728
 TOTAL ACREAGE: 17,278
 TOTAL ACREAGE: 25,092

