

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

3

Reception Fee Number of Pages File Number

Meridian Ranch Filing No 1 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 3
Rec \$33.00 Pages

El Paso County, CO



225715481

MERIDIAN RANCH FILING No. 1 SUBDIVISION EXEMPTION

AN AMENDED PLAT OF TRACT E AND TRACT U, MERIDIAN RANCH FILING NO. 1 LOCATED IN A PORTION OF SECTIONS 19 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

15481

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:
 TWO PARCELS OF LAND LOCATED IN SECTIONS 19 AND 30, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS TRACT E AND TRACT U, MERIDIAN RANCH FILING 1, RECORDED WITH RECEPTION NO. 2021956316 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
 THE ABOVE PARCELS OF LAND CONTAIN 27.03 ACRES MORE OR LESS.

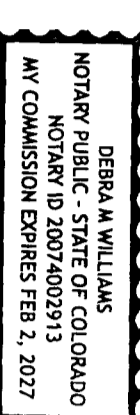
DEDICATION:
 THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND OTHER INTERESTED PARTIES IN THE TRACTS OF LAND HEREIN REFERRED TO, HAVE HEREBY PLATED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND EXEMPTION FROM SUBDIVISION OF MERIDIAN RANCH FILING NO. 1, THE UTILITY EASEMENTS AND MERIDIAN RANCH ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND MERIDIAN RANCH ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INTEREST AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF UTILITIES AND CABLE COMMUNICATION SYSTEMS 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: *Walter G. Hill*
 WALTER G. HILL
 PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO)
 COUNTY OF EL PASO)

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

WITNESS MY HAND AND OFFICIAL SEAL *William J. Smith*
 NOTARY PUBLIC



STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 2025 BY
 RAUL GIZMAN 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 *Neve C. ...*
 NOTARY PUBLIC



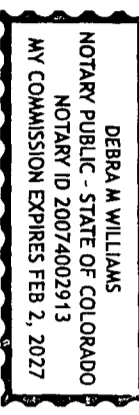
WE MERIDIAN SERVICE METROPOLITAN DISTRICT DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

BY: *Milton Gabriel*
 MILTON GABRIELSKI
 TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT
 DATE: 1/10/2025

STATE OF COLORADO)
 COUNTY OF EL PASO)

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

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



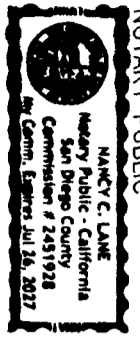
WE MERIDIAN RANCH GOLF COURSE DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

BY: *Raul Gizman*
 RAUL GIZMAN
 TITLE: VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY
 DATE: 1/12/2025

STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)

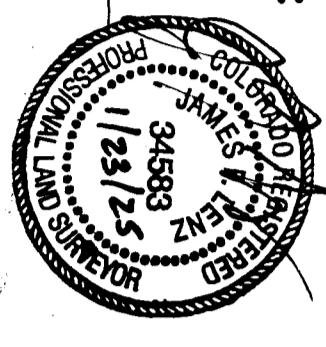
ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 2025 BY
 RAUL GIZMAN AS VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY.
 MY COMMISSION EXPIRES July 24, 2027

WITNESS MY HAND AND OFFICIAL SEAL *Neve C. ...*
 NOTARY PUBLIC

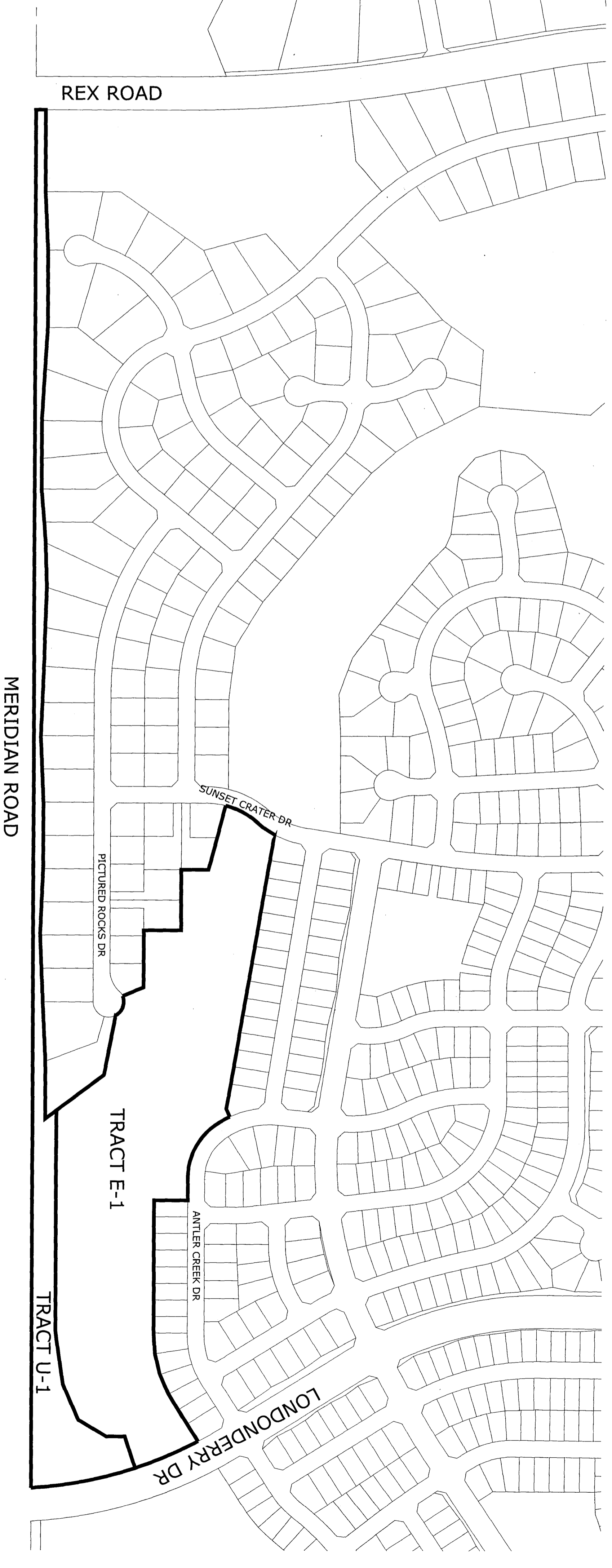
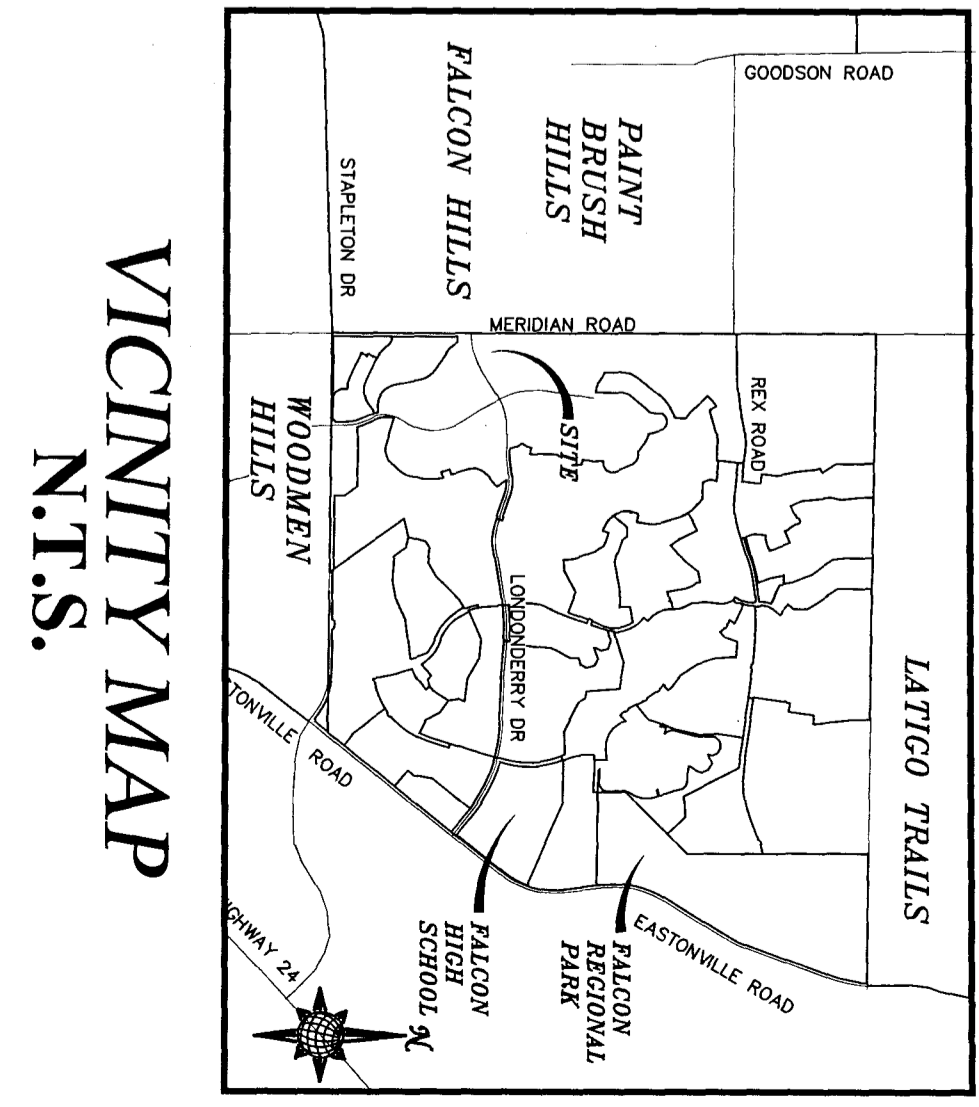
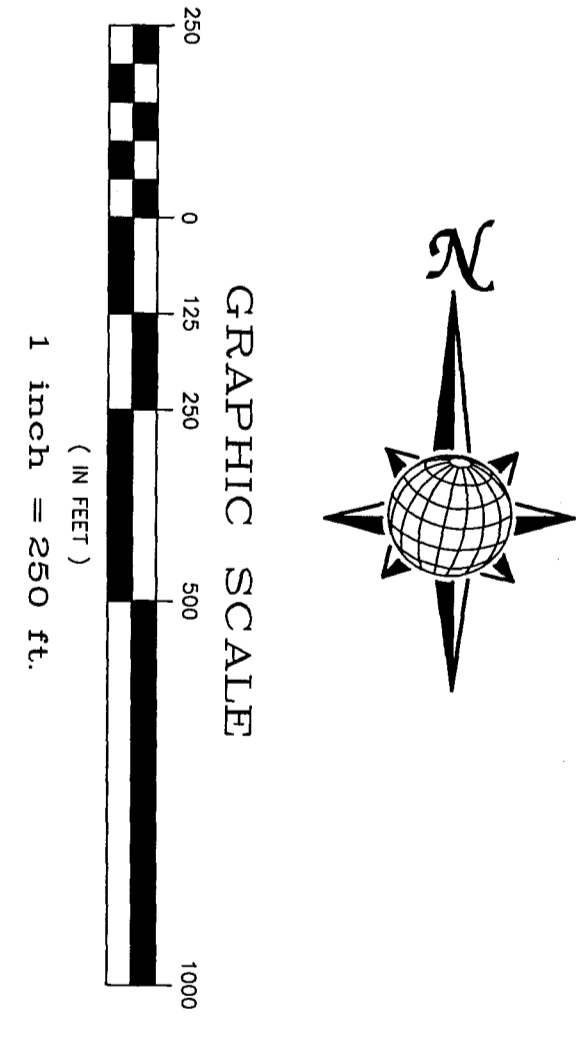


SURVEYOR'S CERTIFICATION:
 I, JAMES F. LENZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRAIL AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 1/10/25 EXCEPT AS SHOWN HEREON BY DIRECT INDICATION AND THAT ALL WORKS DONE ON THIS SURVEY WERE ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH THE SURVEYING PROFESSION AND THE 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 P.L.S. #34583 DATE: 1/23/25



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



COUNTY CERTIFICATION:
 THIS SUBDIVISION EXEMPTION FOR MERIDIAN RANCH FILING NO. 1 SUBDIVISION EXEMPTION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO CLERK AND RECORDER ON 1/13/25 SUBJECT TO ANY 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 APPURTINANT TO THE ORIGINAL PLAT RECEPTION # 2021956316 OF THE EL PASO COUNTY CLERK AND RECORDER.

BY: *Wesley H. ...*
 WESLEY H. ...
 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
 DATE: 1/13/25

BY: *Wesley H. ...*
 WESLEY H. ...
 EL PASO COUNTY CLERK AND RECORDER
 DATE: 1/13/25

CLERK AND RECORDER CERTIFICATION:
 STATE OF COLORADO
 COUNTY OF EL PASO
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON
 THIS 13 DAY OF February, 2025 AND WAS RECORDED
 AT RECEPTION NUMBER 225715581 OF THE RECORDS OF EL
 PASO COUNTY

BY: *Wesley H. ...*
 WESLEY H. ...
 EL PASO COUNTY CLERK AND RECORDER
 DATE: 1/13/25

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 S 89° 58' 00" W 175.00 FEET TO THE SOUTHWEST CORNER OF SECTION 19 (22) MERIDIAN (NOUNS PLS 24964) TO THE NORTH 1/4 CORNER OF SECTION 19 (22) ALM. (SRS PLS 25950).
2. TRACT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 20 FOOT EASEMENT FOR UTILITIES AND CABLE COMMUNICATION SYSTEMS. MERIDIAN SERVICE METRO DISTRICT AND GIL, INC., DBA GIL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TECH CONSTRUCTION CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
4. THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. THERE SHALL BE NO DIRECT VEHICLE ACCESS TO LONDERBERRY DRIVE, REX ROAD OR MERIDIAN ROAD.
6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
7. UNLESS OTHERWISE INDICATED, SOLE 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.
8. 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 ENTER THE DRAINAGE AND UTILITY EASEMENTS FOR MAINTENANCE PURPOSES. AS DEEMED NECESSARY, TRACT U1 IS HEREBY DEDICATED AS A TRAIL, LANDSCAPE, DRAINAGE AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT AND GIL, INC., DBA GIL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEGRADES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §16-4-308.

POD FILE NO. EX245	TECH CONSTRUCTION CORP.
DRAWN BY: LCG	DATE: DECEMBER 2024
CHECKED BY: JEL	SHEET: 1 OF 3
11810 TOMBALL BLVD, SUITE 130, HOUSTON, TEXAS 77036	

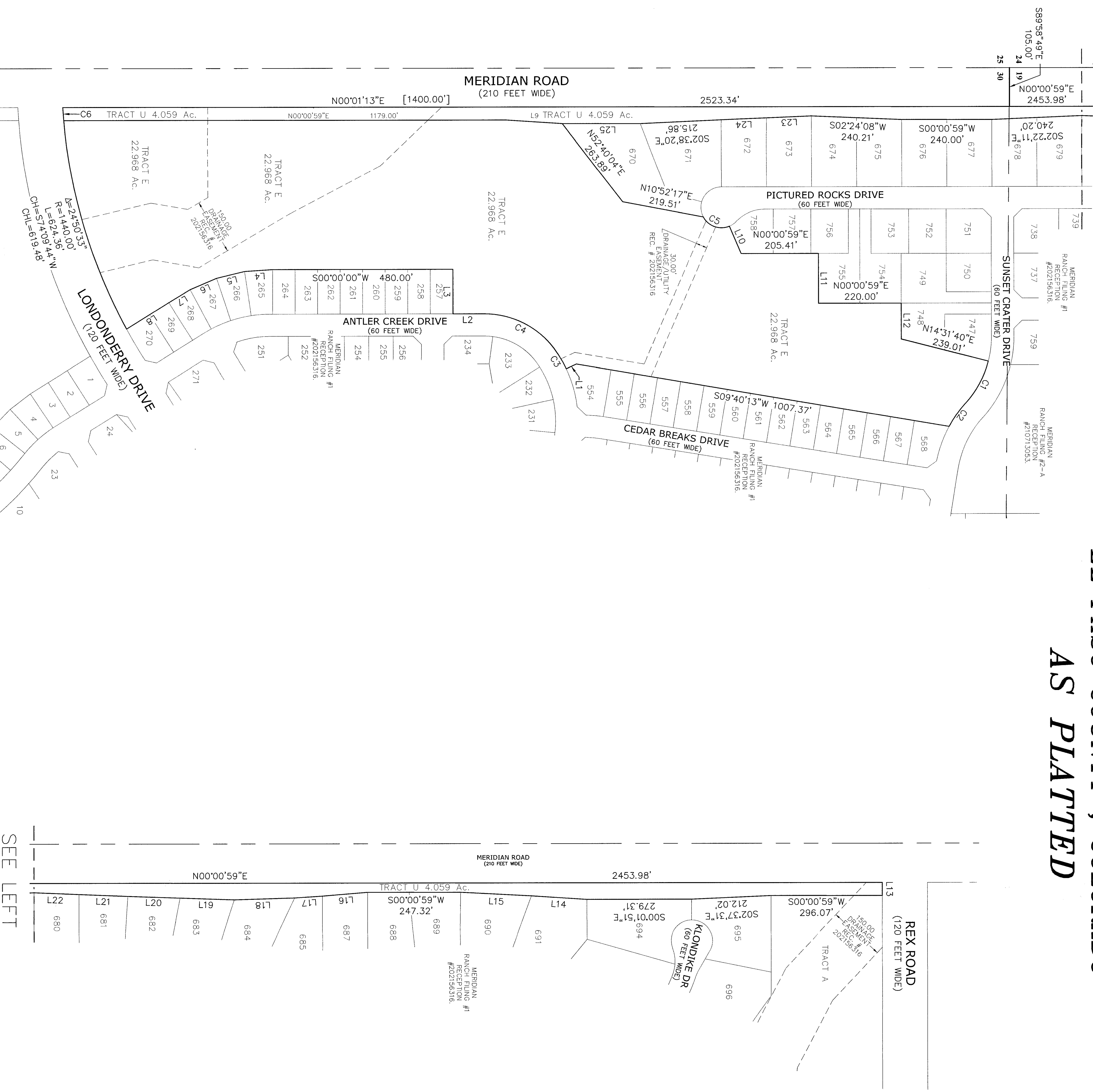
MERIDIAN RANCH FILING No. 1 SUBDIVISION EXEMPTION

AN AMENDED PLAT OF TRACT E AND TRACT U, MERIDIAN RANCH FILING NO. 1 LOCATED IN A PORTION OF SECTIONS 19 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

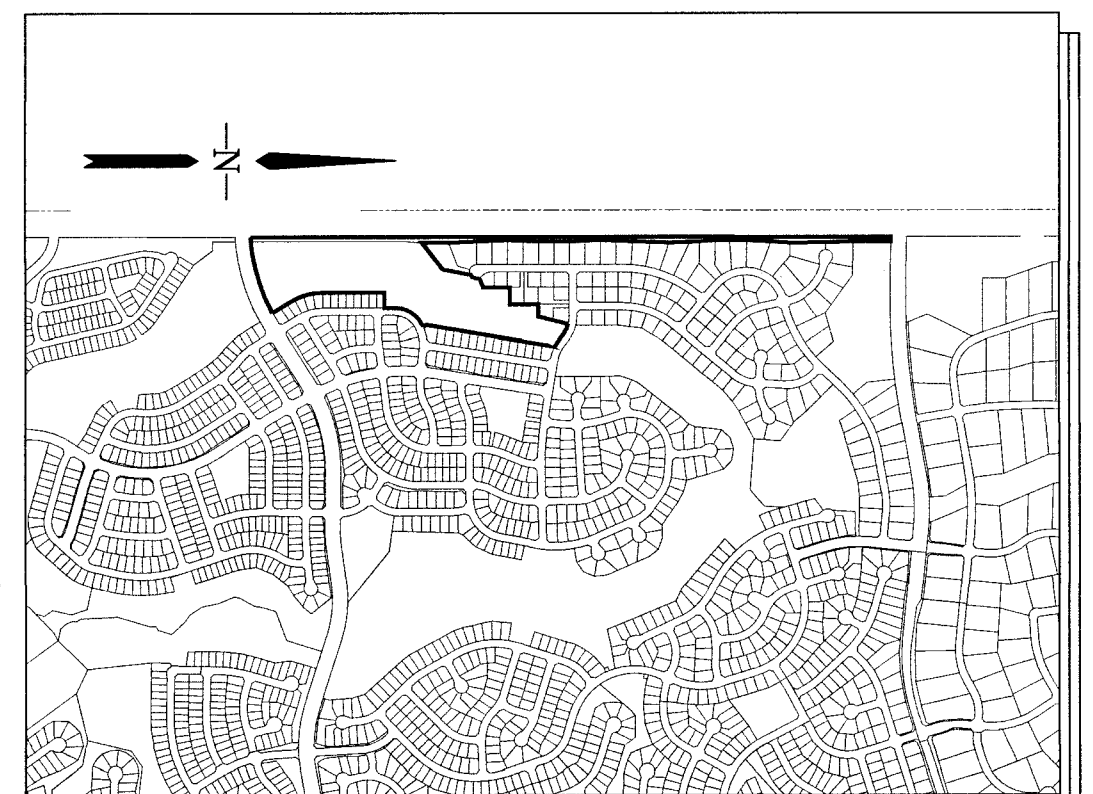
EL PASO COUNTY, COLORADO
AS PLATTED

15481

SEE RIGHT



SEE LEFT

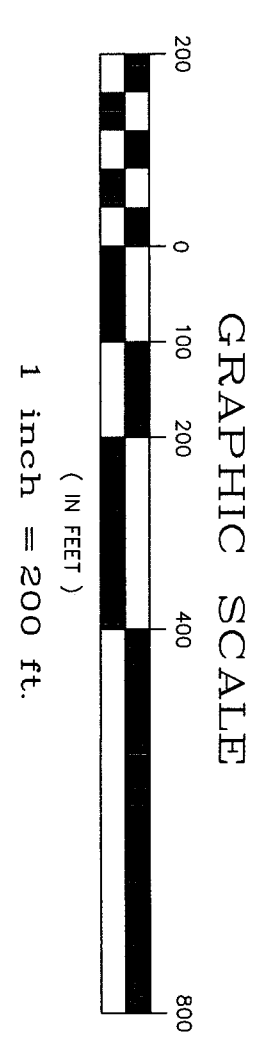
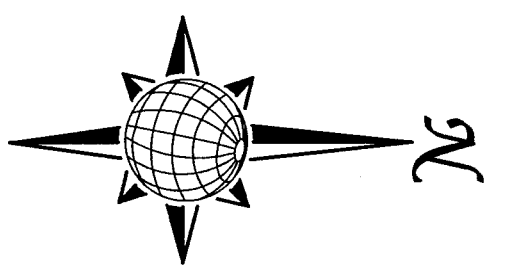


LEGEND
(82.62) = EASEMENT OR N-BUILD DIM.
(12191) = ADDRESS

LINE	LENGTH	BEARING	DESCRIPTION
L1	29.94	S25°08'53"E	TRACT E
L2	28.35	S00°00'00"E	TRACT U
L3	28.35	S00°00'00"E	TRACT U
L4	25.04	S01°35'35"E	TRACT E
L5	27.05	S1°34'41"E	TRACT E
L6	77.05	S2°24'01"E	TRACT E
L7	66.74	S31°17'57"E	TRACT E
L8	133.51	S37°10'45"E	TRACT E/TRACT U
L9	150.31	N03°48'48"E	TRACT U
L10	133.17	S80°59'01"E	TRACT E
L11	96.81	S89°59'01"E	TRACT U
L12	35.00	S89°59'01"E	TRACT U
L13	148.09	S03°53'17"W	TRACT U
L14	188.67	S03°53'17"W	TRACT U
L15	120.42	S04°44'51"E	TRACT U
L16	160.98	S01°45'49"E	TRACT U
L17	145.27	S01°39'20"W	TRACT U
L18	139.65	S02°04'05"W	TRACT U
L19	130.83	S02°12'23"W	TRACT U
L20	120.07	S02°24'08"W	TRACT U
L21	120.07	S02°24'11"E	TRACT U
L22	120.07	S02°24'11"E	TRACT U
L23	120.07	S02°24'11"E	TRACT U
L24	208.44	S00°00'59"W	TRACT U

CURVE	LENGTH	RADIUS	DELTA ANGLE (CHORD BEARING)	CHORD	LENGTH	DESCRIPTION
C1	128.39	270.00	271°44'5"	581.90	57.7	TRACT E
C2	77.38	330.00	132°06'	584.98	77.20	TRACT U
C3	272.10	230.00	54°04'58"	527.02	208.13	TRACT E
C4	81.21	230.00	84°35'43"	119.21	74.03	TRACT E
C5	35.27	1440.00	01°24'12"	589.59	35.27	TRACT U

LINE	LENGTH	BEARING	DESCRIPTION
L1	35.14	N90°00'00"E	DRAINAGE EASEMENT LINE - TRACT U
L2	50.66	N43°51'18"W	DRAINAGE EASEMENT LINE - TRACT U
L3	47.81	N47°02'46"W	DRAINAGE EASEMENT LINE - TRACT U
L4	124.94	N09°47'07"E	DRAINAGE EASEMENT LINE - TRACT U
L5	100.19	S08°47'07"W	DRAINAGE EASEMENT LINE - TRACT E
L6	62.14	S30°50'22"E	DRAINAGE EASEMENT LINE - TRACT E



POD FILE NO. EX245
DRAWN BY: LOG
DATE: DECEMBER 2024
CHECKED BY: JFL
SHEET: 2 OF 3
TECH CONSTRUCTION CORP.
1190 TOWNSEND ST. SUITE 100
DENVER, CO 80202
303.733.7888

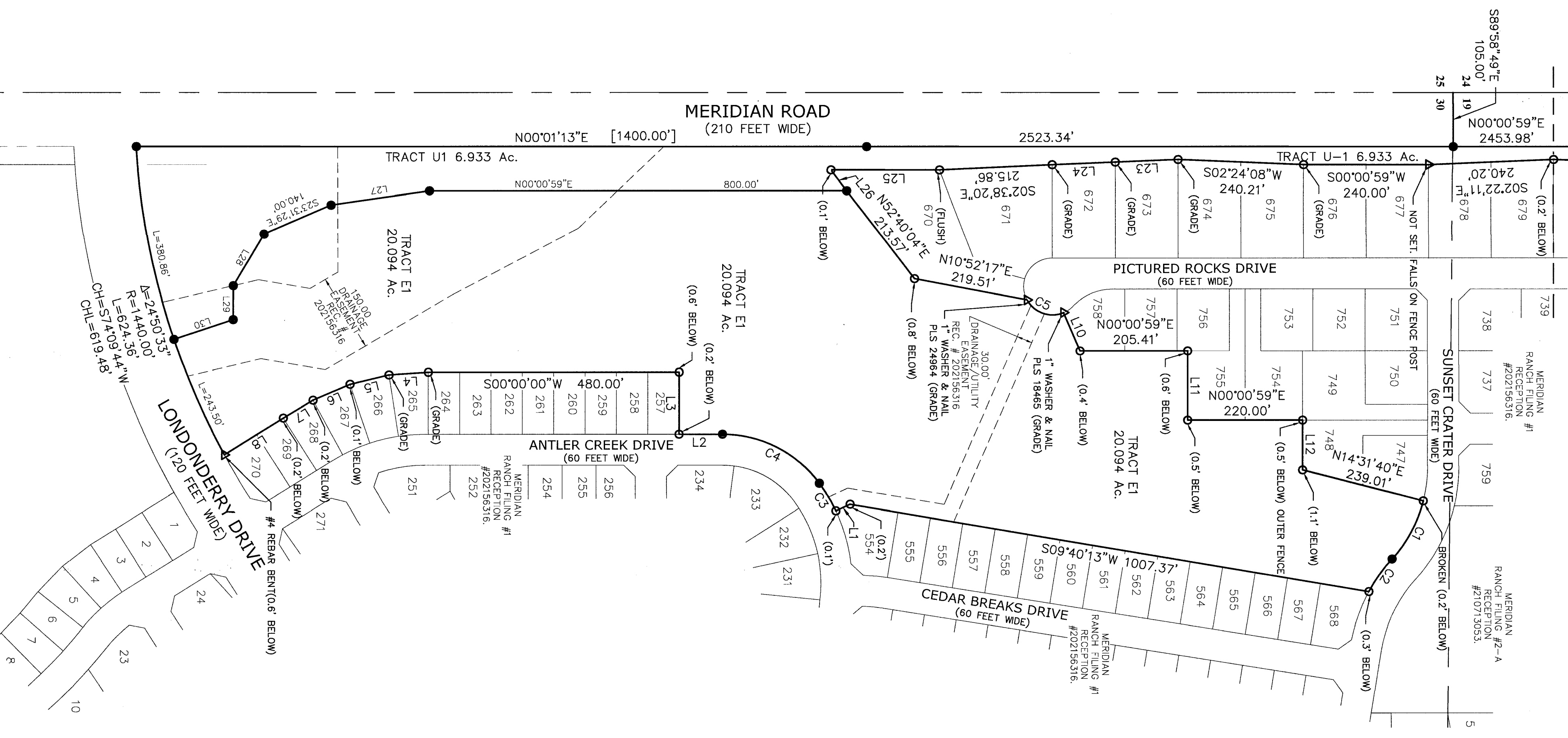
MERIDIAN RANCH FILING No. 1 SUBDIVISION EXEMPTION

AN AMENDED PLAT OF TRACT E AND TRACT U, MERIDIAN RANCH FILING NO. 1 LOCATED IN A PORTION OF SECTIONS 19 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

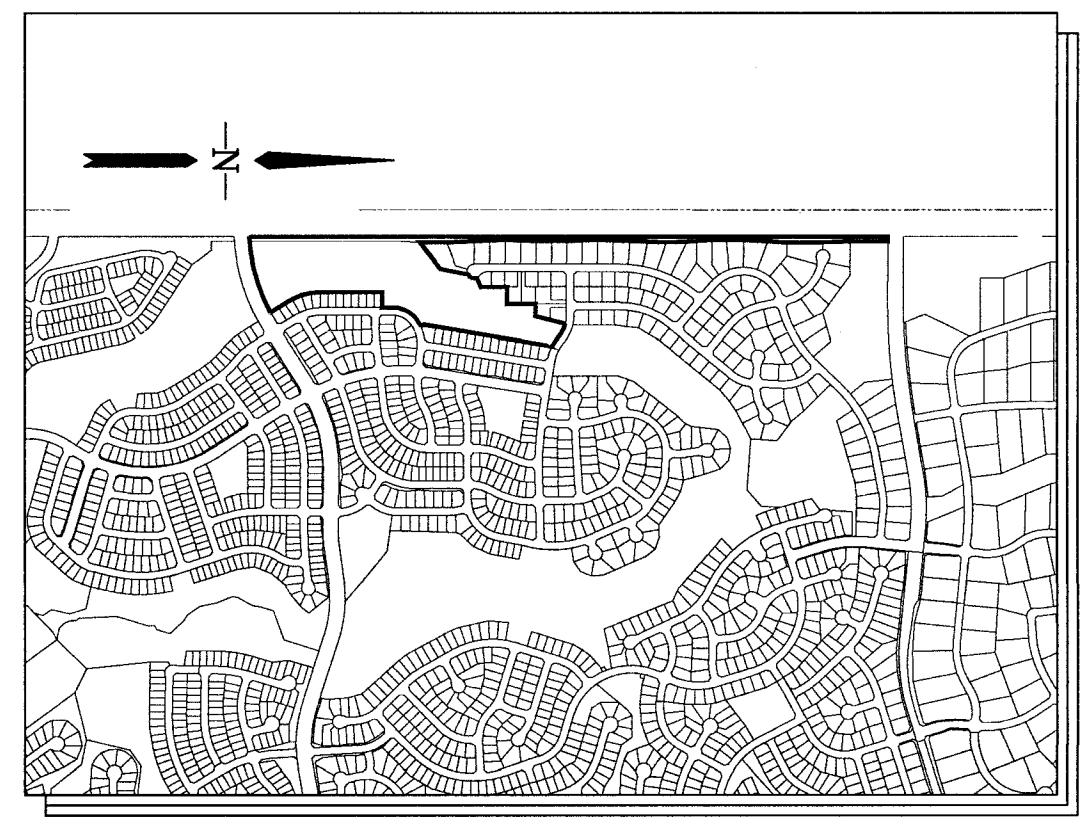
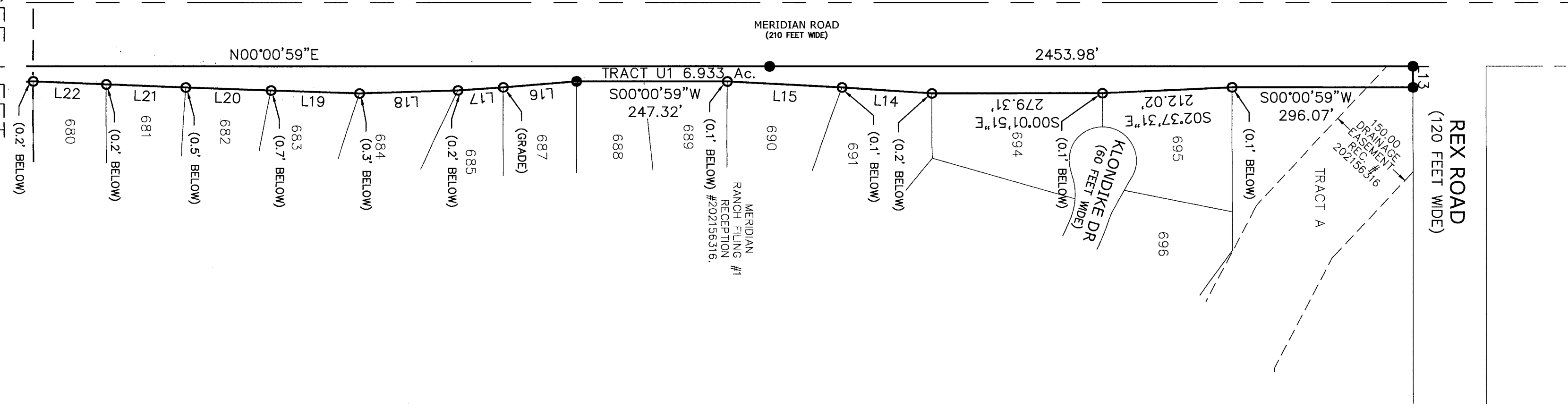
EL PASO COUNTY, COLORADO AS AMENDED

15481

SEE RIGHT



SEE LEFT



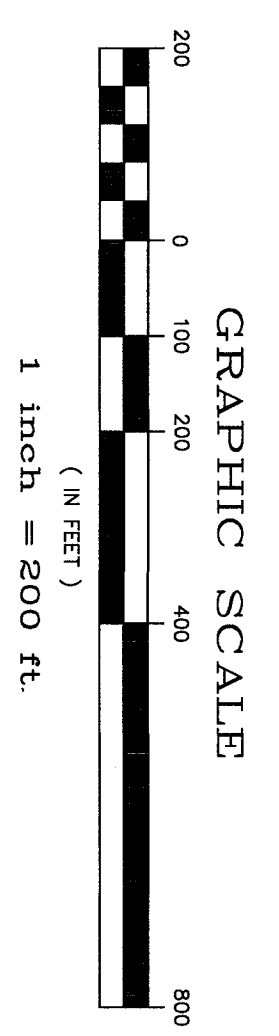
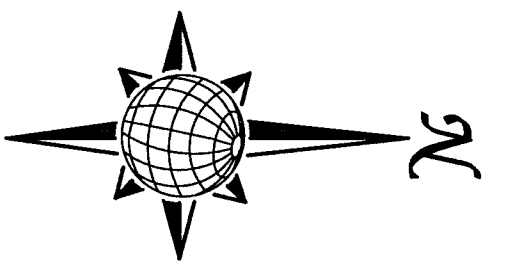
- LEGEND**
- = SET 3" PIN W/ CAP PLS 3/4x33 (FLUSH)
 - = ROUND 1" YELLOW CAP PLS 2/4x34 (DEPTH AS NOTED)
 - △ = AS NOTED (DEPTH AS NOTED)
 - (82.62) = EASEMENT OR NO-BUILD DM.
 - (12191) = ADDRESS

TRACT LINE TABLE

LINE	LENGTH	BEARING	DESCRIPTION
L1	29.94'	S23°08'53"E	TRACT E1
L2	63.35'	S00°00'00"E	TRACT E1
L3	77.88'	S89°58'57"E	TRACT E1
L4	75.04'	S03°55'35"E	TRACT E1
L5	77.05'	S13°34'41"E	TRACT E1
L6	77.05'	S23°24'01"E	TRACT E1
L7	66.74'	S31°17'57"E	TRACT E1
L8	133.51'	S37°10'45"E	TRACT E1
L9	80.75'	N67°03'34"E	TRACT E1
L10	86.81'	S89°59'01"E	TRACT E1
L11	35.00'	S89°59'01"E	TRACT U1
L12	148.09'	S03°53'17"W	TRACT U1
L13	188.67'	S04°44'51"E	TRACT U1
L14	120.42'	S03°50'33"E	TRACT U1
L15	145.27'	S01°58'20"W	TRACT U1
L16	139.65'	S02°04'05"W	TRACT U1
L17	130.83'	S02°12'23"W	TRACT U1
L18	120.10'	S02°24'08"W	TRACT U1
L19	120.10'	S02°24'08"W	TRACT U1
L20	120.10'	S02°24'08"W	TRACT U1
L21	120.10'	S02°24'08"W	TRACT U1
L22	120.10'	S02°24'08"W	TRACT U1
L23	120.10'	S02°24'08"W	TRACT U1
L24	120.10'	S02°24'08"W	TRACT U1
L25	120.10'	S02°24'08"W	TRACT U1
L26	120.10'	S02°24'08"W	TRACT U1
L27	120.10'	S02°24'08"W	TRACT U1
L28	120.10'	S02°24'08"W	TRACT U1
L29	120.10'	S02°24'08"W	TRACT U1
L30	120.10'	S02°24'08"W	TRACT U1

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DESCRIPTION
C1	128.39'	270.00'	271°44'55"	S81°58'57"E	127.19'	TRACT E1
C2	77.88'	350.00'	132°28'05"	S59°58'57"E	77.20'	TRACT E1
C3	277.00'	230.00'	54°02'58"	S27°02'22"W	209.13'	TRACT E1
C4	277.00'	230.00'	54°02'58"	S27°02'22"W	209.13'	TRACT E1
C5	81.21'	55.00'	84°35'43"	N19°21'46"E	74.03'	TRACT E1



PCD FILE NO. EX245
 DRAWN BY: LCG
 DATE: DECEMBER 2024
 CHECKED BY: JFL
 SHEET: 3 OF 3
 TEGO CONSTRUCTION CORP.
 11910 TOWNSHIP CO ROAD 130
 FORT COLLINS, CO 80526