

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

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 FOLLOWS:

TRACT E AND TRACT U, MERIDIAN RANCH FILING 1, RECORDED WITH RECEPTION NO. 202156316 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 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. 1. 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)
COUNTY OF EL PASO) SS.

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)
COUNTY OF SAN DIEGO) SS.

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)
COUNTY OF EL PASO) SS.

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)
COUNTY OF SAN DIEGO) SS.

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.

COUNTY CERTIFICATION:

THIS SUBDIVISION EXEMPTION FOR MERIDIAN RANCH FILING NO. 1 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 # _____

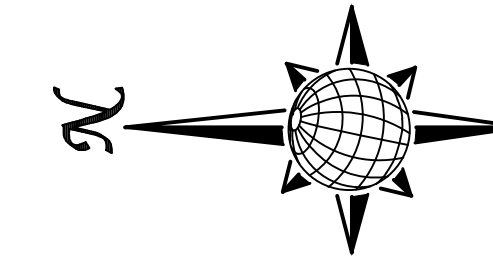
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER CERTIFICATION:

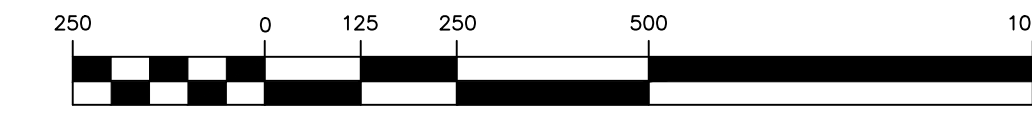
STATE OF COLORADO
COUNTY OF EL PASO

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

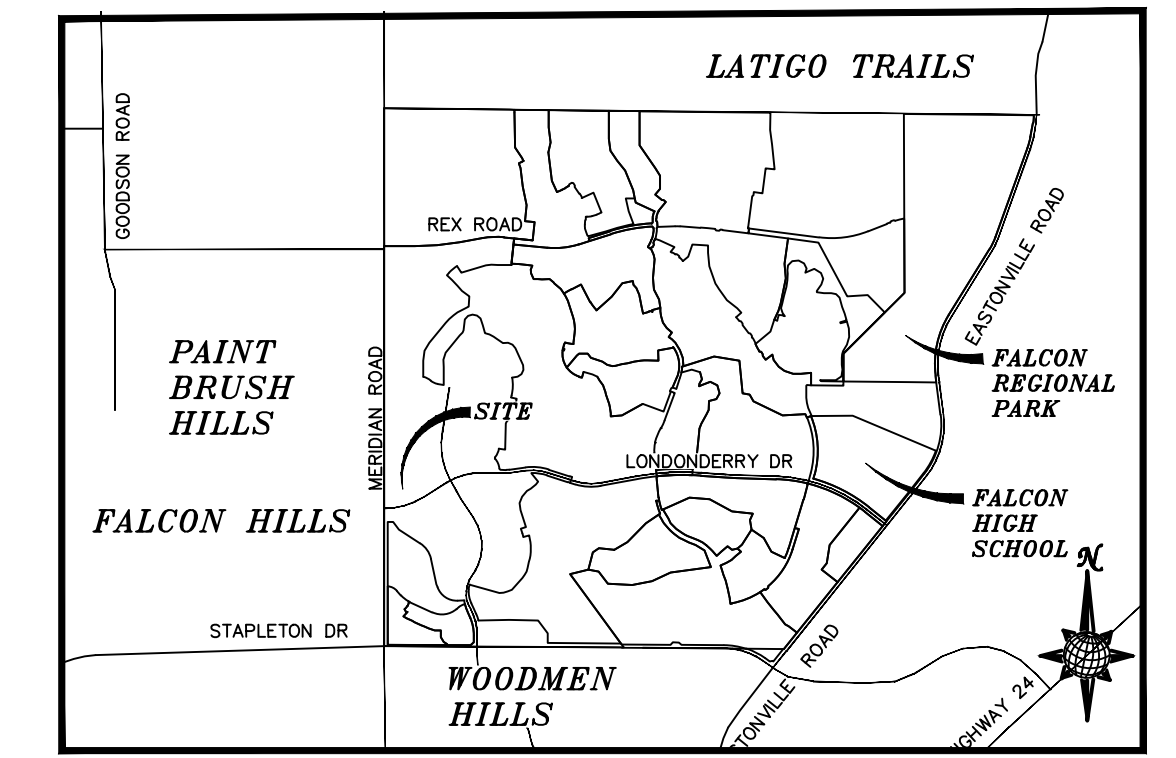
EL PASO COUNTY CLERK AND RECORDER



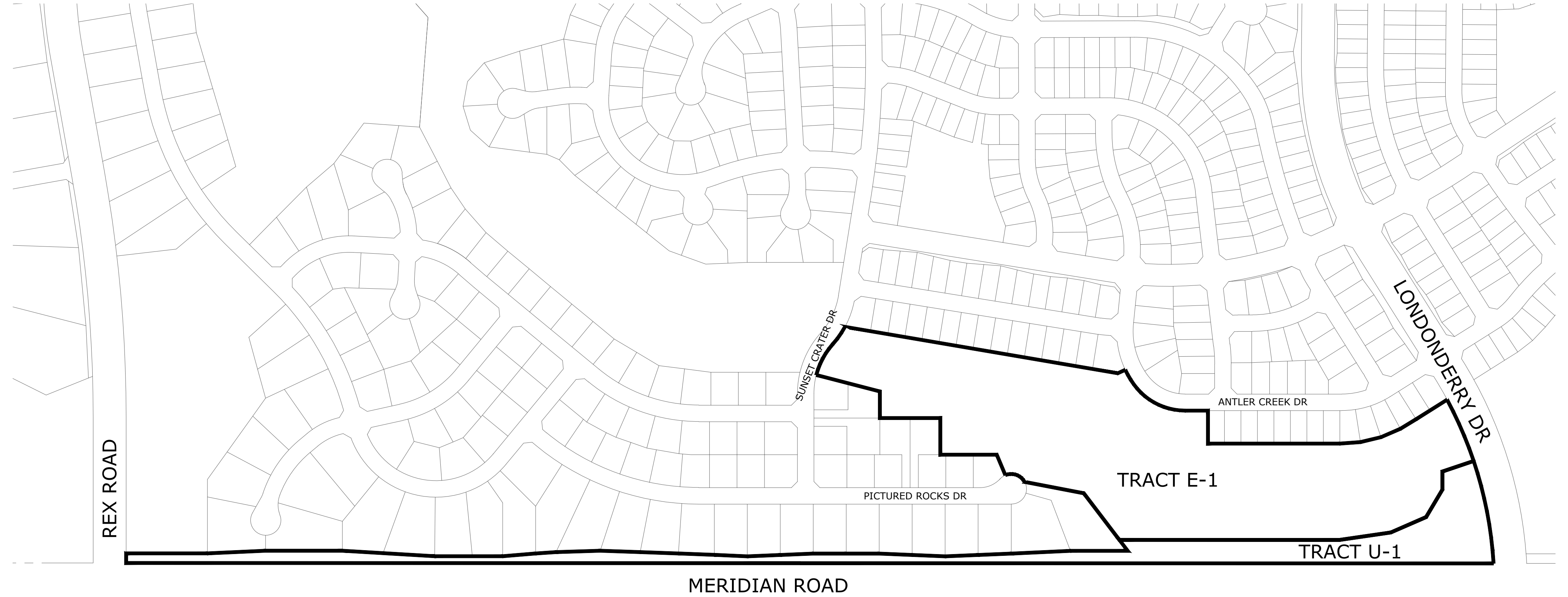
GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



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 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH 1/4 CORNER OF SECTION 19 (3.25' ALUM. CAP PLS 24964).
2. 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.
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 LONDONDERY 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, 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.
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 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 U1 IS HEREBY DEDICATED AS A TRAIL, LANDSCAPE, DRAINAGE AND UTILITY TRACT 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.
9. 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.

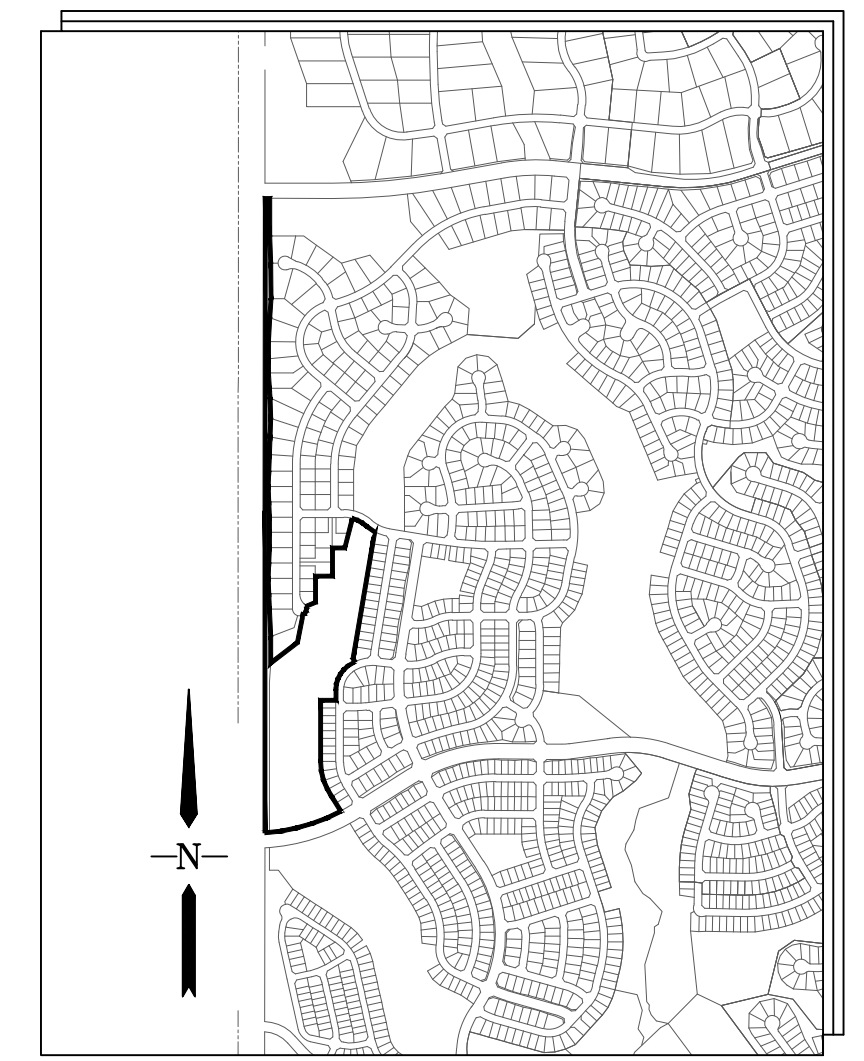
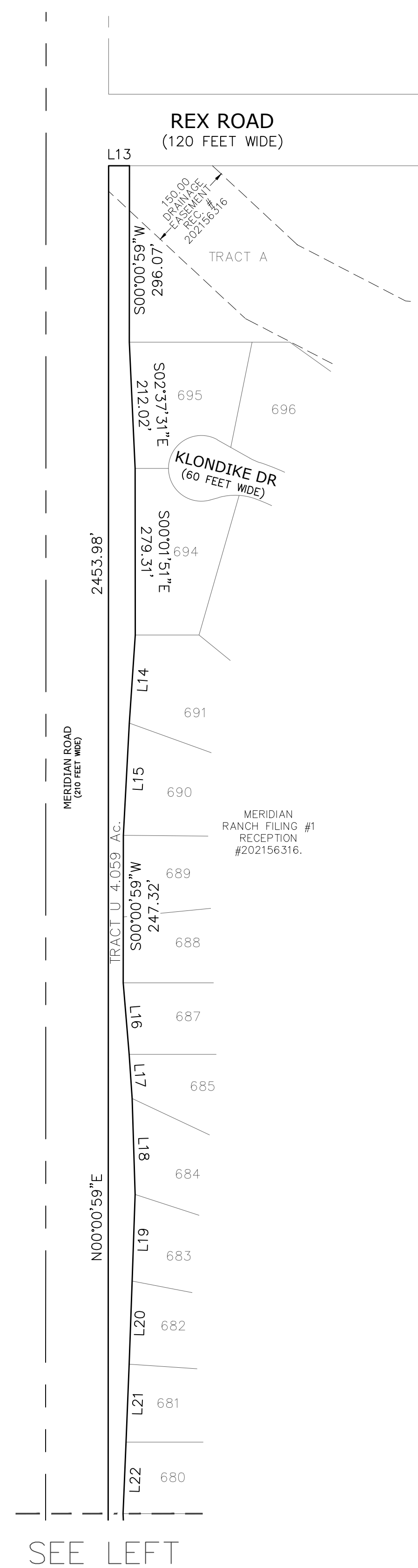
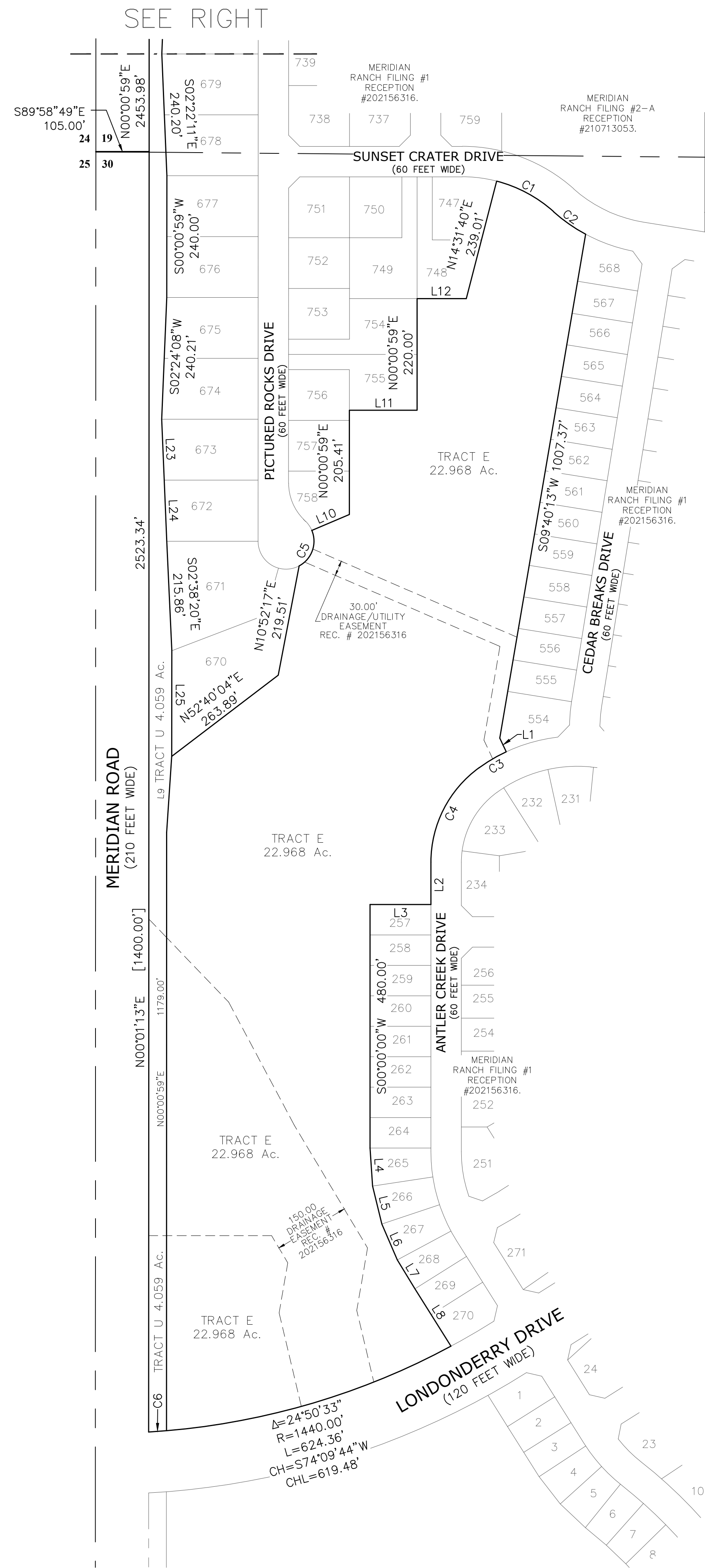
PCD FILE NO. EX245

DRAWN BY: LCG	DATE: DECEMBER 2024	TECH CONSTRUCTION CORP.
CHECKED BY: JFL	SHEET: 1 OF 3	11910 JOURNALING DRIVE SUITE 130 PEYTON, CO 80831 TELEPHONE: 719.482.7444

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



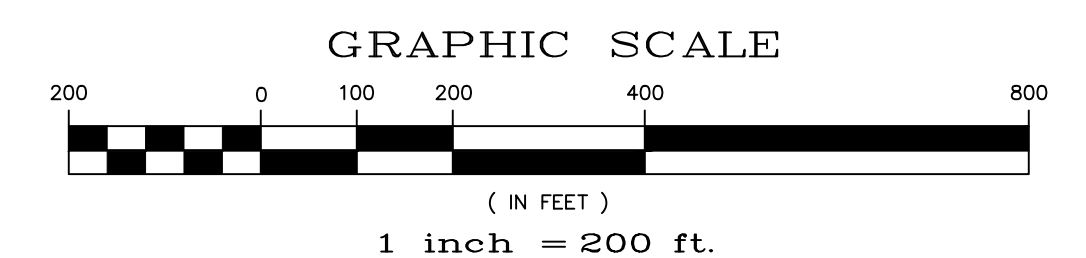
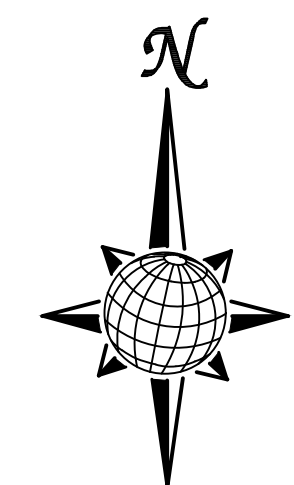
INDEX MAP
N.T.S.

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

TRACT LINE TABLE			
LINE	LENGTH	BEARING	DESCRIPTION
L1	29.94'	S25°08'53"E	TRACT E
L2	83.35'	S00°00'00"E	TRACT E
L3	120.00'	N90°00'00"W	TRACT E
L4	75.04'	S03°55'35"E	TRACT E
L5	77.05'	S13°34'41"E	TRACT E
L6	77.05'	S23°24'01"E	TRACT E
L7	66.74'	S31°17'57"E	TRACT E
L8	133.51'	S32°10'45"E	TRACT E
L9	150.33'	N03°49'49"E	TRACT E / TRACT U
L10	80.75'	N67°33'54"E	TRACT E
L11	133.37'	S89°59'01"E	TRACT E
L12	96.81'	S89°59'01"E	TRACT E
L13	35.00'	S89°59'01"E	TRACT U
L14	148.09'	S03°53'17"W	TRACT U
L15	188.67'	S03°03'17"W	TRACT U
L16	129.42'	S04°44'51"E	TRACT U
L17	74.30'	S03°50'33"E	TRACT U
L18	160.99'	S01°45'49"E	TRACT U
L19	145.27'	S01°59'20"W	TRACT U
L20	139.65'	S02°04'05"W	TRACT U
L21	130.83'	S02°12'23"W	TRACT U
L22	120.10'	S02°24'08"W	TRACT U
L23	120.10'	S02°24'11"E	TRACT U
L24	120.65'	S02°11'32"E	TRACT U
L25	208.44'	S00°00'59"W	TRACT U

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DESCRIPTION
C1	128.39'	270.00'	27°14'45"	S61°50'57"E	127.19'	TRACT E
C2	77.38'	330.00'	13°26'06"	S54°56'37"E	77.20'	TRACT E
C3	62.03'	330.00'	10°46'09"	S59°28'02"W	61.93'	TRACT E
C4	217.10'	230.00'	54°04'58"	S27°02'29"W	209.13'	TRACT E
C5	81.21'	55.00'	84°35'43"	N19°21'46"E	74.03'	TRACT E
C6	35.27'	1440.00'	01°24'12"	S85°52'54"W	35.27'	TRACT U

EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	DESCRIPTION
(EL101)	35.14'	N90°00'00"E	DRAINAGE EASEMENT LINE - TRACT U
(EL102)	50.66'	N43°51'18"W	DRAINAGE EASEMENT LINE - TRACT U
(EL103)	47.81'	N47°02'46"W	DRAINAGE EASEMENT LINE - TRACT U
(EL104)	124.99'	N09°47'07"E	DRAINAGE EASEMENT LINE - TRACT E
(EL105)	145.11'	N132°15'54"W	DRAINAGE EASEMENT LINE - TRACT E
(EL106)	100.19'	S09°47'07"W	DRAINAGE EASEMENT LINE - TRACT E
(EL107)	62.14'	S30°50'22"E	DRAINAGE EASEMENT LINE - TRACT E

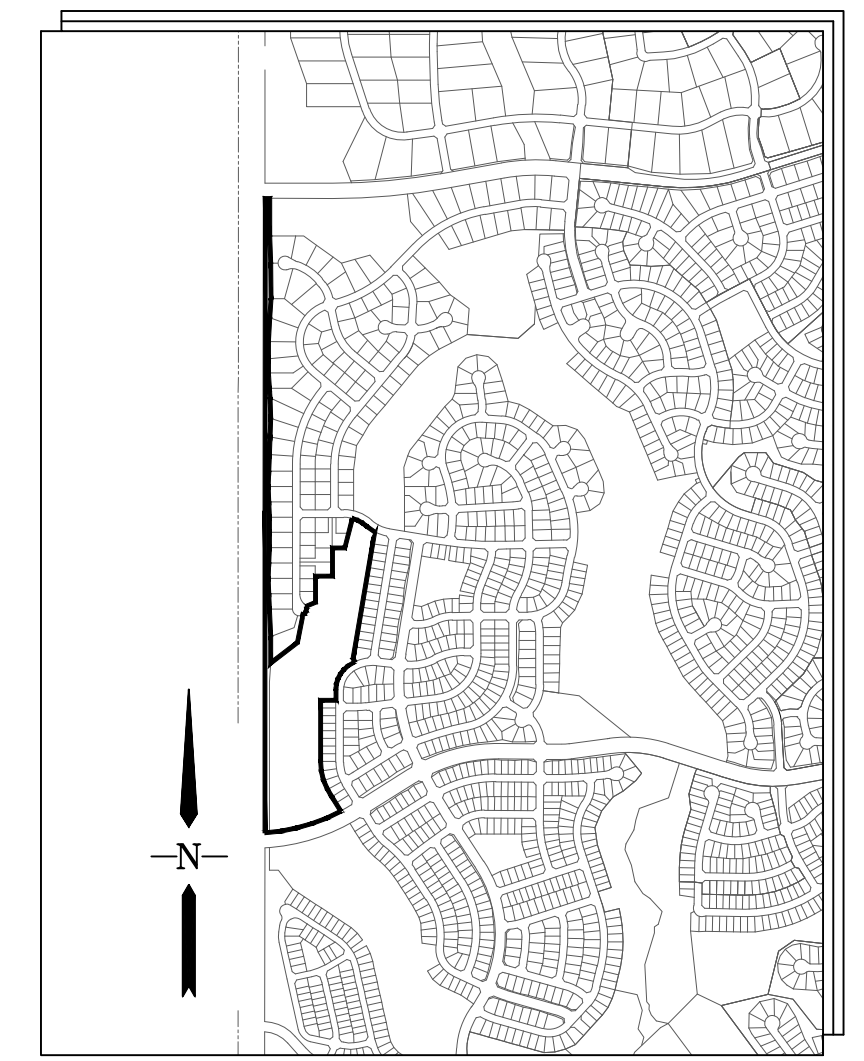
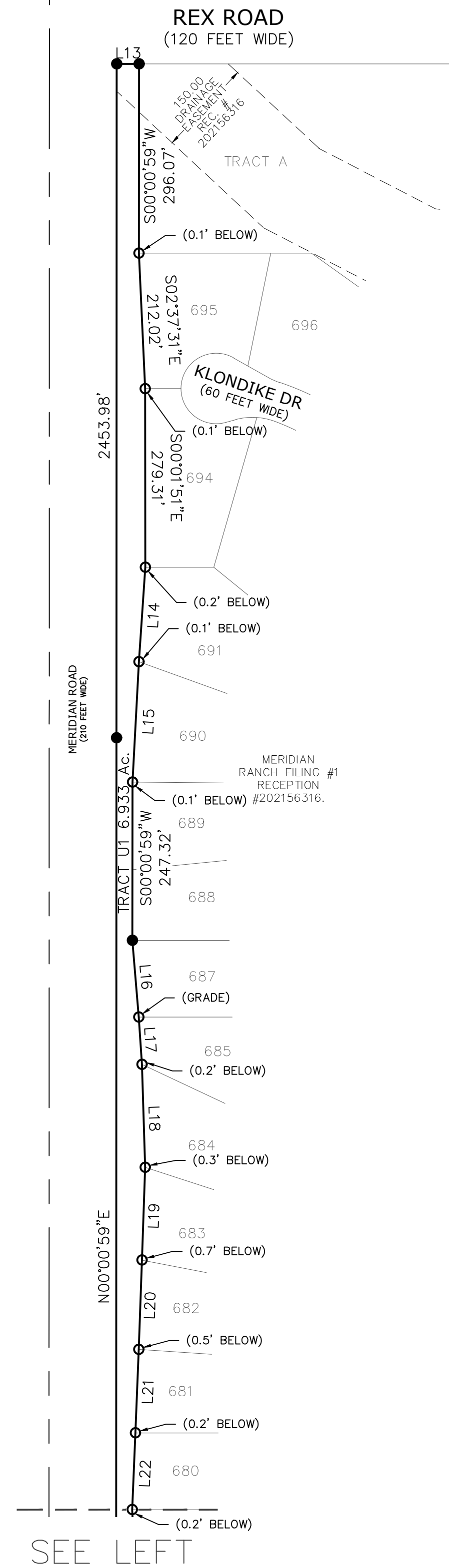
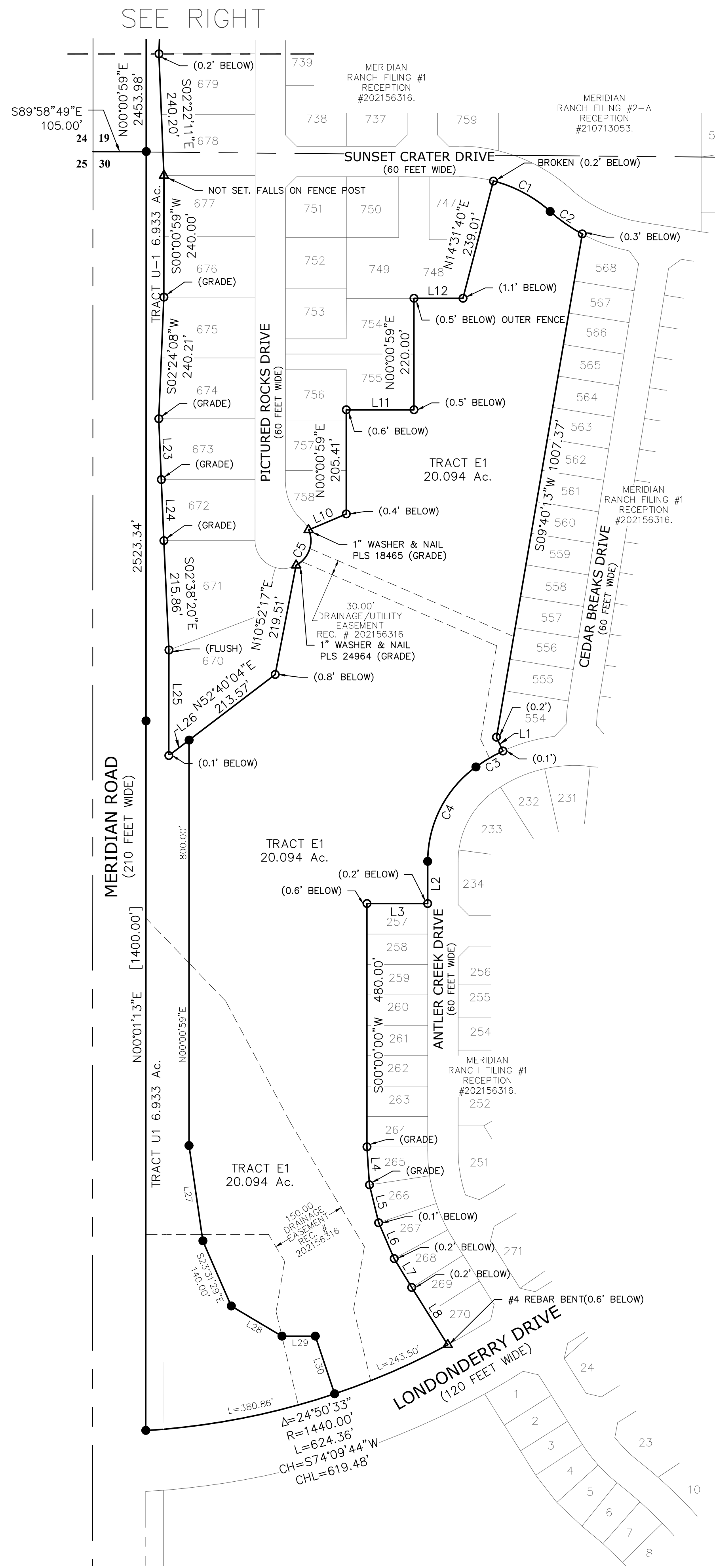


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MERIDIAN RANCH FILING No.1 SUBDIVISION EXEMPTION

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



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

LINE	LENGTH	BEARING	DESCRIPTION
L1	29.94'	S25°08'53"E	TRACT E1
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L21	130.83'	S02°12'23"W	TRACT U1
L22	120.10'	S02°24'08"W	TRACT U1
L23	120.10'	S02°22'11"E	TRACT U1
L24	120.65'	S02°21'32"E	TRACT U1
L25	208.44'	S00°00'59"W	TRACT U1
L26	50.32'	N52°40'04"E	TRACT U1
L27	190.00'	S08°17'34"E	TRACT U1/TRACT E1
L28	116.51'	S89°15'54"E	TRACT U1/TRACT E1
L29	65.80'	N89°57'30"E	TRACT U1/TRACT E1
L30	120.00'	S18°34'14"E	TRACT U1/TRACT E1

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DESCRIPTION
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C3	62.03'	330.00'	10°46'09"	S59°28'02"W	61.93'	TRACT E1
C4	217.10'	230.00'	54°04'58"	S27°02'28"W	209.13'	TRACT E1
C5	81.21'	55.00'	84°35'43"	N19°21'46"E	74.03'	TRACT E1

