

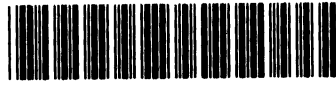
Chuck Broerman

El Paso County, CO

10/05/2021 11:55:38 AM

Doc \$0.00

6



Rec \$63.00

Pages

221714831

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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6

Rolling Hills Ranch Filing No. 2

Name of Plat

at Meridian Ranch

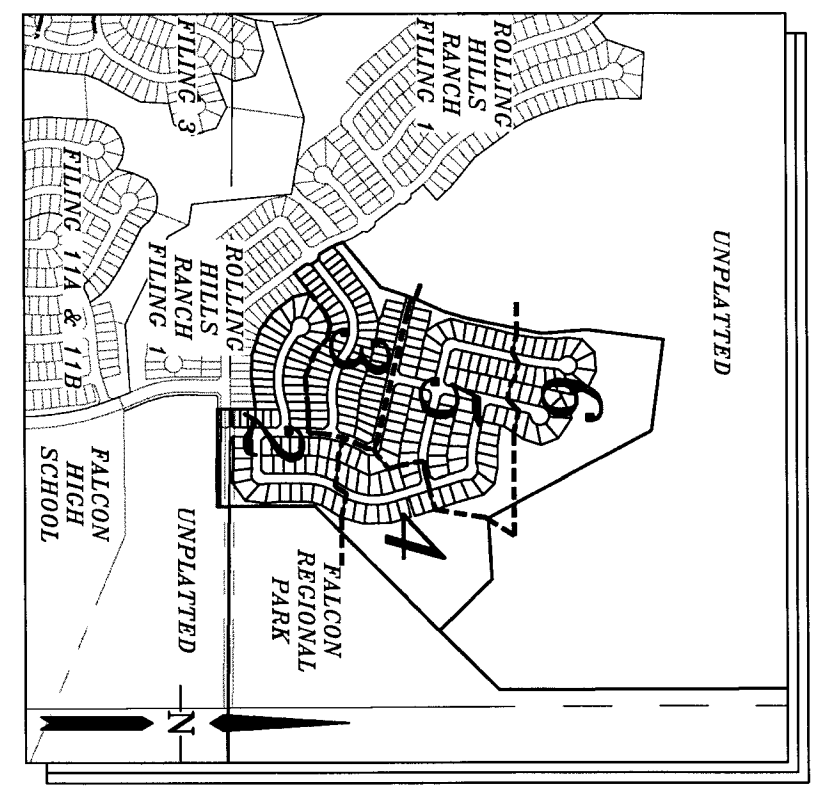
GTL dba GTL Development Inc

Owner's Name

Subdivision

Condominium

ROLLING HILLS RANCH FILING NO. 2 PLAT NO. 14831
AT MERIDIAN RANCH
EL PASO COUNTY, COLORADO.



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT GIL INC. DBA OTL DEVELOPMENT, INC. HEREBY GRANTS, PRESSENTS AND CONFIRMS TO THE OWNERS OF THE FOLLOWING DESCRIBED PARCELS OF LAND, A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 AND 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE UPPER WEST PART OF TRACT 20 AND 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, RECORDED WITH RECEPTION NO. 22174712 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;
THE FOLLOWING SYSTEM (16) COURSES ARE ON THE EASTERLY AND NORTHERLY BOUNDARY LINE OF SAID PLAT:
1. THENCE N0034.46'E ON SAID TRACT LINE A DISTANCE OF 20.00 FEET;
2. THENCE N0034.46'E A DISTANCE OF 60.00 FEET;
3. THENCE N0034.46'E A DISTANCE OF 164.38 FEET;
4. THENCE S85.20'49"W A DISTANCE OF 20.60 FEET;
5. THENCE N89.23'12"W A DISTANCE OF 153.00 FEET;
6. THENCE N72.06'02"W A DISTANCE OF 178.27 FEET;
7. THENCE N57.18'43"W A DISTANCE OF 158.84 FEET;
8. THENCE N37.18'43"W A DISTANCE OF 163.00 FEET;
9. THENCE N103.03'5"W A DISTANCE OF 109.66 FEET;
10. THENCE S52.41'17"W A DISTANCE OF 163.00 FEET;
11. THENCE N37.18'43"W A DISTANCE OF 163.00 FEET;
12. THENCE N07.41'17"E A DISTANCE OF 31.11 FEET;
13. THENCE N37.18'43"W A DISTANCE OF 60.00 FEET;
14. THENCE N82.78'43"W A DISTANCE OF 15.28 FEET TO A CORNE TO THE RIGHT;
15. THENCE N37.18'43"W A DISTANCE OF 15.28 FEET TO A CORNE TO THE RIGHT;
16. BEING AN ANGLE OF 19.11707° AN ARC LENGTH OF 157.27 FEET, WHOSE LONG CHORD BEARS N27.31'31"W A DISTANCE OF 156.63 FEET;
17. THENCE N60.93'03"E A DISTANCE OF 398.67 FEET;
18. THENCE N17.50'28"E A DISTANCE OF 18.00 FEET;
19. THENCE N17.50'28"E A DISTANCE OF 60.00 FEET;
20. THENCE N24.44'20"E A DISTANCE OF 200.00 FEET;
21. THENCE N16.41'21"E A DISTANCE OF 50.00 FEET;
22. THENCE N11.42'15"E A DISTANCE OF 50.00 FEET;
23. THENCE N04.57'36"W A DISTANCE OF 290.00 FEET;
24. THENCE N07.26'02"E A DISTANCE OF 605.38 FEET;
25. THENCE S82.33'58"E A DISTANCE OF 120.00 FEET;
26. THENCE S28.18'46"E A DISTANCE OF 400.00 FEET;
27. THENCE N86.45'47"E A DISTANCE OF 478.58 FEET;
28. THENCE S44.45'04"E A DISTANCE OF 150.00 FEET;
29. THENCE S45.14'56"W A DISTANCE OF 550.00 FEET;
30. THENCE S00.11'44"E A DISTANCE OF 60.00 FEET;
31. THENCE S00.34'44"W A DISTANCE OF 60.00 FEET;
32. THENCE S00.34'44"W A DISTANCE OF 638.55 FEET TO THE POINT OF BEGINNING;
33. THENCE N89.23'12"W A DISTANCE OF 638.55 FEET TO THE POINT OF BEGINNING.

- NOTES:
1) BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T23S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89.818172° FROM THE NORTHWEST CORNER (CORNERS) OF SAID SECTION 19 (CORNERS) OF PLAT 25864.
2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO ROLLING HILLS DRIVE.
3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES. WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE EASEMENTS WITH THE INDIVIDUAL PROPERTY OWNERS.
5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, ARCHITECT REGISTERED IN THE STATE OF COLORADO.
6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES; FENCES SHALL NOT BE PLACED ON THE EASEMENT.
8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FINE PROTECTION REPORT; NATURAL FEATURES REPORT.
9) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1971 AND RECORDED IN ROAD BOOK "A" PLATE 79 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON REVISION OF THIS PLAT.
11) WATER IN THE DENVER BASIN AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR 500 YEAR AQUIFER LIFE, APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A DENVER BASIN AQUIFER WILL BE LESS THAN THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A TRADITIONAL AQUIFER. THE WATER SUPPLY PLAN SHOULD BE AWARE OF THIS FACT AND SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE REMAINABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
13) 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 U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PRAIRIE WEAVER BIRD.
14) TRACTS E, F, G & H ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY RIGHTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENGINEERING AND ARCHITECTURAL PLANS SHALL BE REVIEWED AND APPROVED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 532-1064678-011-11M1 BY HERITAGE TITLE COMPANY, DATED August 31, 2021.
16) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY JUS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201909096 OF EL PASO COUNTY RECORDS.
18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. 221012526 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
19) THE PLAT IS REGULATED BY A PLUD DEVELOPMENT PLAN FILED PUD SP-19-1009 AS RECORDED WITH RECEPTION NO. 221012526 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
20) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, AND DRIVEWAYS THAT COULD IMPAIR THE FLOW OF RAINFALL SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
21) NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT NOR SHALL BUILDING PERMITS BE ISSUED, UTIL, AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE COUNTY OF EL PASO AND RECORDED AT RECEPTION NUMBER 201909096 OF EL PASO COUNTY RECORDS.
22) FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08030326Z, EFFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
23) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE RIGHT-OF-WAY. DRAINS SHALL NOT DISCHARGE DRAIN ONTO A DRAINAGE CANAL OR TO COUNTY PROPERTY.
24) FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08030326Z, EFFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
25) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) FEET ABOVE FLOWING ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THESE MAY BE PERMITTED AT THE DISCRETION OF THE ESM ADMINISTRATION IF PROVED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWING ELEVATION OF THE ADJACENT ROADWAY.
26) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE RIGHT-OF-WAY. DRAINS SHALL NOT DISCHARGE DRAIN ONTO A DRAINAGE CANAL OR TO COUNTY PROPERTY.
27) THE WORK REPRESENTS PUBLIC IMPROVEMENTS EASEMENT CONTAINED WITHIN THE PLAT AS RECORDED BY RECEPTION NUMBER 221032290 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON REVISION OF THIS PLAT.
28) LOTS 271-516 ACREAGE: 46.662
TRACT E-H ACREAGE: 27.974
STREETS ACREAGE: 13.591
TOTAL ACREAGE: 88.227

OWNERS CERTIFICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OR DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY, COLORADO, AND SAID IMPROVEMENTS SHALL BECOME THE PROPERTY OF SAID COUNTY, COLORADO, UPON ACCEPTANCE BY SAID COUNTY, COLORADO. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BE CONSTRUCTED BY MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. UNLESS OTHERWISE SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES OF WATERS AND SEWERAGE SHALL BE THE RESPONSIBILITY OF MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. UNLESS OTHERWISE SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES OF WATERS AND SEWERAGE SHALL BE THE RESPONSIBILITY OF MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. UNLESS OTHERWISE SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES OF WATERS AND SEWERAGE SHALL BE THE RESPONSIBILITY OF MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. UNLESS OTHERWISE SHOWN HEREON.

IN WITNESS WHEREOF, OTL, INC. DBA OTL DEVELOPMENT, INC. RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF DECEMBER, 2021.

OTL, INC. DBA OTL DEVELOPMENT, INC.

BY: RAUL GUZMAN, VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF DECEMBER, 2021 BY RAUL GUZMAN, VICE PRESIDENT, OTL, INC. DBA OTL DEVELOPMENT, INC.

Notary Public - California
My Commission Expires 09/11/2023
92110



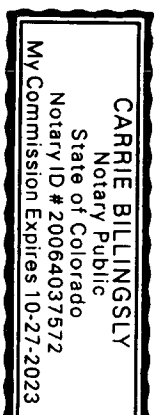
MERIDIAN SERVICE METROPOLITAN DISTRICT
BY: WILTON GABRIELSKI, PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF SEPTEMBER, 2021 BY WILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

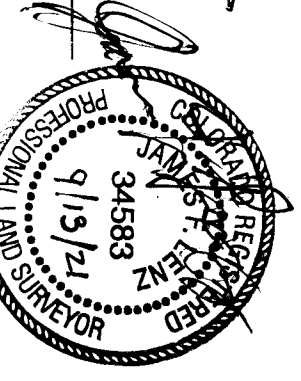
Notary Public
11884 Stapleton Dr. Dayton, OH 45424

MY COMMISSION EXPIRES: 10/21/2023



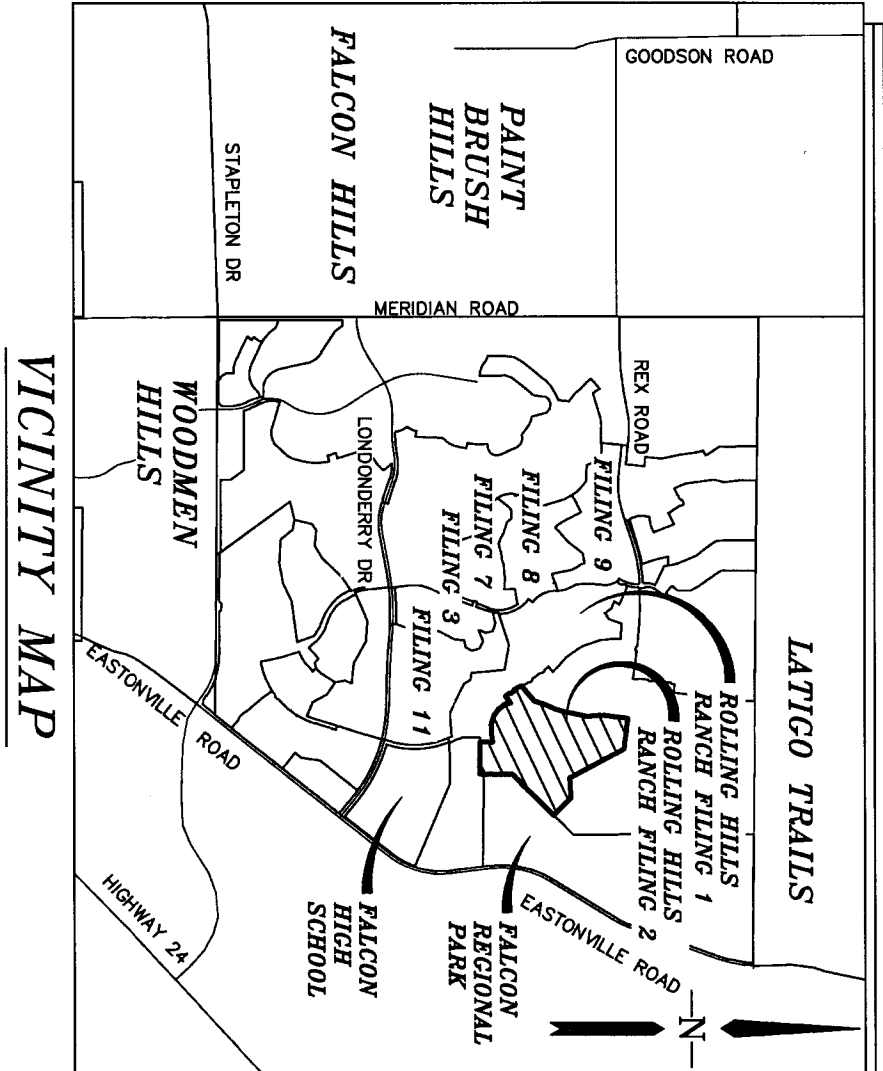
SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT, FILED AND RECORDED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSE ERROR IS 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 THE SURVEYING AND MAPPING OF LAND AND WITH ALL APPLICABLE LAWS AND PROVISIONS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT CODE.



JAMES F. LENZ
COLORADO REGISTERED P.E. NO. 34583

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 CERTIFICATION SHOWN HEREON.



APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 22nd DAY OF SEPTEMBER, 2021 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

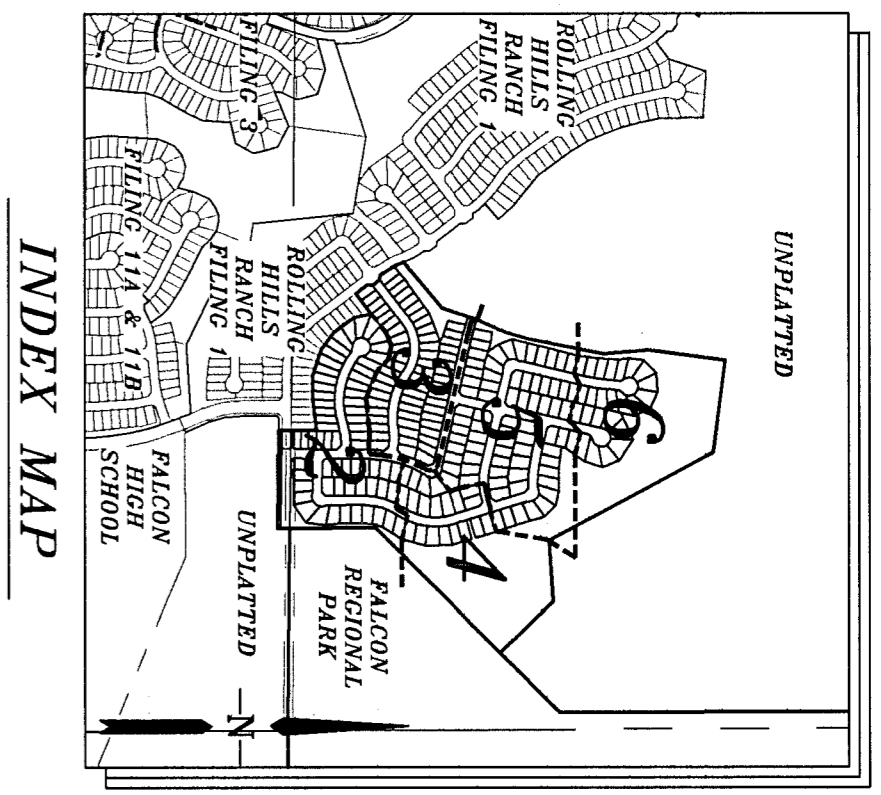
Signature of Planning and Community Development Director

RECORDATION INFORMATION:

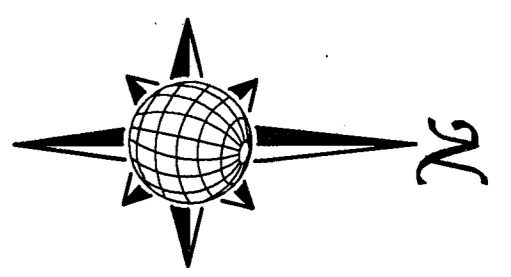
STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THE 22nd DAY OF SEPTEMBER, 2021 AND IS RECORDED AT RECEPTION NUMBER 221118233 OF THE RECORDS OF EL PASO COUNTY.

Signature of County Clerk

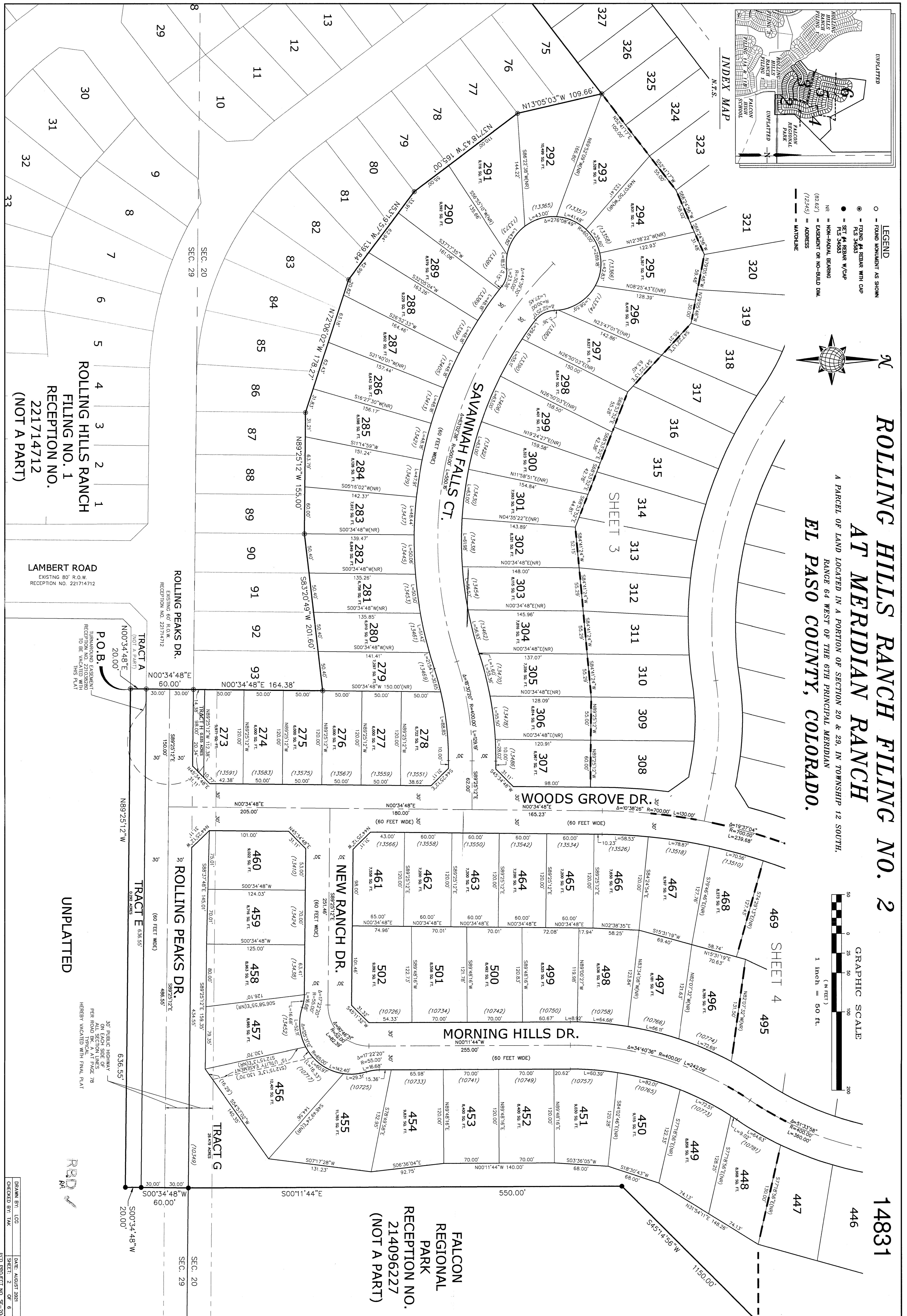
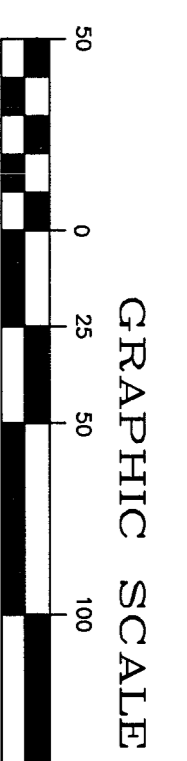
FEES:
RECEIPT NO.
PLAT FEE: \$ 160.-
SEARCH FEE: \$ 3.-
SCHOOL:
PARK:
BRIBBE:
DRAINAGE:



- LEGEND**
- FOUND MONUMENT AS SHOWN
 - FOUND #4 REBAR WITH CAP
 - SET #4 REBAR W/CAP
 - SET #5 3/4x3/32
 - NR = NON-RADIAL BEARING
 - NR = ESSENTIAL OR NO-BUILD DIM.
 - (82.62) = ADDRESS
 - (12345) = ADDRESS
 - MATCHLINE



ROLLING HILLS RANCH FILING NO. 2
AT MERIDIAN RANCH
 A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



ROLLING HILLS RANCH
 FILING NO. 1
 RECEPTION NO.
 221714712
 (NOT A PART)

LAMBERT ROAD
 EXISTING 80' R.O.W.
 RECEPTION NO. 221714712

ROLLING PEAKS DR.
 EXISTING 60' R.O.W.
 RECEPTION NO. 221714712

ROLLING PEAKS DR.
 60 FEET WIDE

FALCON REGIONAL PARK
 RECEPTION NO.
 214096227
 (NOT A PART)

DRAWN BY: LGS	DATE: AUGUST 2021
CHECKED BY: TAK	SHEET: 2 OF 6
P30 PROJECT NO. 5-20-20	



