

INDEX MAP

N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TOHANG, PRESIDENT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 20 AND 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT A OF ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING SIXTEEN (16) COURSES ARE ON SAID BOUNDARY LINE:

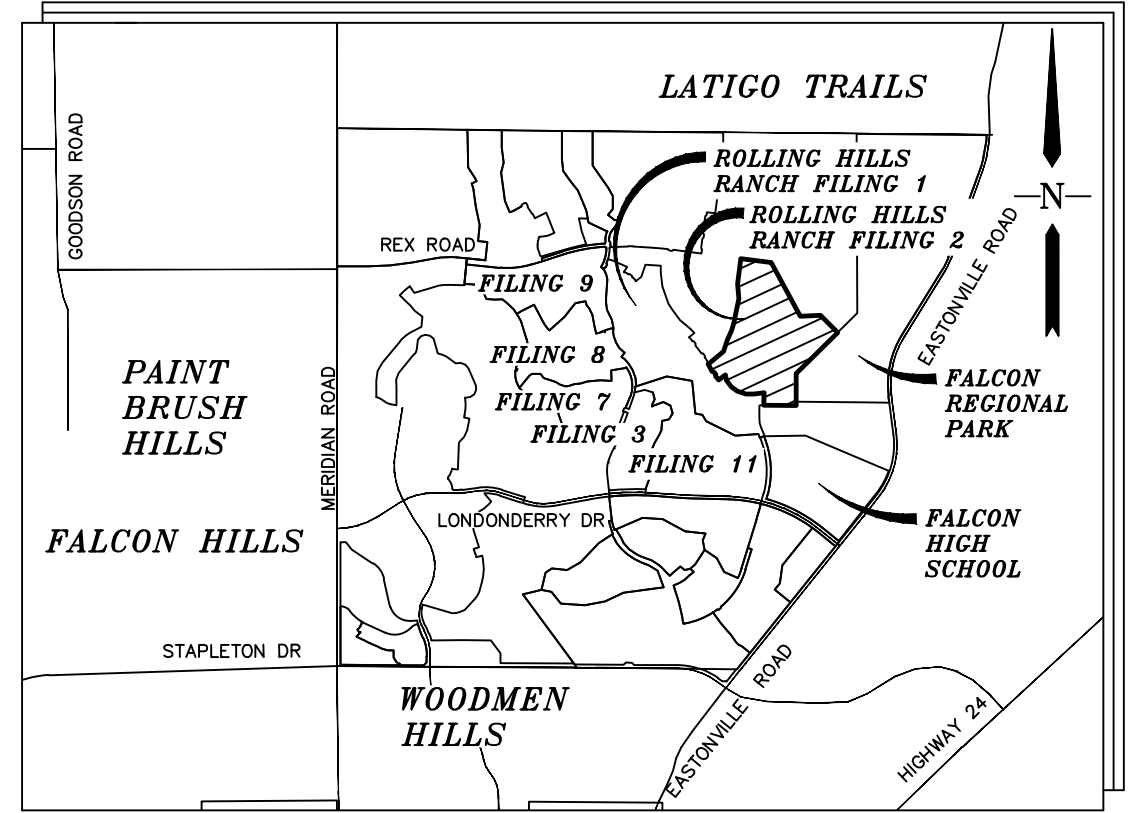
1. THENCE N00°34'48"E ON SAID TRACT LINE A DISTANCE OF 20.00 FEET;
2. THENCE N00°34'48"E A DISTANCE OF 60.00 FEET;
3. THENCE N00°34'48"E A DISTANCE OF 164.38 FEET;
4. THENCE S83°20'49"W A DISTANCE OF 201.60 FEET;
5. THENCE N89°25'12"W A DISTANCE OF 155.00 FEET;
6. THENCE N72°06'02"W A DISTANCE OF 178.27 FEET;
7. THENCE N53°19'57"W A DISTANCE OF 139.84 FEET;
8. THENCE N37°18'43"W A DISTANCE OF 165.00 FEET;
9. THENCE N13°05'03"W A DISTANCE OF 109.66 FEET;
10. THENCE S52°41'17"W A DISTANCE OF 165.00 FEET;
11. THENCE N37°18'43"W A DISTANCE OF 98.00 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°18'43"W A DISTANCE OF 31.11 FEET;
15. THENCE N37°18'43"W A DISTANCE OF 15.26 FEET TO A CURVE TO THE RIGHT;
16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 157.37 FEET, WHOSE LONG CHORD BEARS N27°43'13"W A DISTANCE OF 156.63 FEET;
17. THENCE N50°35'03"E A DISTANCE OF 388.67 FEET;
18. THENCE N17°50'28"E A DISTANCE OF 180.00 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 150.00 FEET;
22. THENCE N11°42'15"E A DISTANCE OF 500.00 FEET;
23. THENCE N04°57'36"W A DISTANCE OF 290.00 FEET;
24. THENCE N07°26'02"E A DISTANCE OF 500.00 FEET;
25. THENCE S82°33'58"E A DISTANCE OF 605.38 FEET;
26. THENCE S28°18'46"E A DISTANCE OF 1200.00 FEET;
27. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
28. THENCE S44°45'04"E A DISTANCE OF 478.58 FEET;
29. THENCE S45°14'56"W A DISTANCE OF 1150.00 FEET;
30. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
31. THENCE S00°34'48"W A DISTANCE OF 60.00 FEET;
32. THENCE S00°34'48"W A DISTANCE OF 20.00 FEET;
33. THENCE N89°25'12"W A DISTANCE OF 636.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 88.227 ACRES, MORE OR LESS.

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.

PLAT NO. _____



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 QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO ROLLING PEAKS DRIVE.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE 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. 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 PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY 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 OR NO-BUILD ZONES, 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 GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 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; FIRE 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, 1887, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECDATION OF THIS PLAT.
- 11) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. FUTURE OWNERS OF THE LAND DESCRIBED HEREIN, WHOSE INTERESTS ARE IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE 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 COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, 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 PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 14) TRACTS E, F, G & H ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, RECREATION 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.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. _____ BY HERITAGE TITLE COMPANY, DATED _____.
- 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 URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900096 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. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.O.D. DEVELOPMENT PLAN FILES PUDSP-19-009 AS RECORDED WITH RECEPTION NO. _____ 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, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF 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, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30') BY THIRTY FOOT (30') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG LAMBERT ROAD.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 25) FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804105526, EFFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 26) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EOM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 27) LOTS 273-516 ACREAGE: 48.662
TRACT E-H ACREAGE: 27.974
STREETS ACREAGE: 13.591
TOTAL ACREAGE: 88.227

Include mitigation statement in Letter of Intent under Soils Report

NOTED

No No-Build Areas shown on plat. Remove statement.

REVISED

Must be filled out at time of recording

NOTED

Include reception number

HAS NOT BEEN RECORDED YET

Note can be removed due to configuration of corner lots on plat

REVISED

OWNERS CERTIFICATE:

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 (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND 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.

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

GTL, INC., DBA GTL 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, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC ADDRESS

MY COMMISSION EXPIRES: _____

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MILTON GABRIELSKI, PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC ADDRESS

MY COMMISSION EXPIRES: _____

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 _____ 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 NO. 34583

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.

APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT: _____ used on _____

This plat for (name of subdivision or plat) 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.

Planning and Community Development Director

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR BOARD OF COUNTY COMMISSIONERS DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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

FEES:

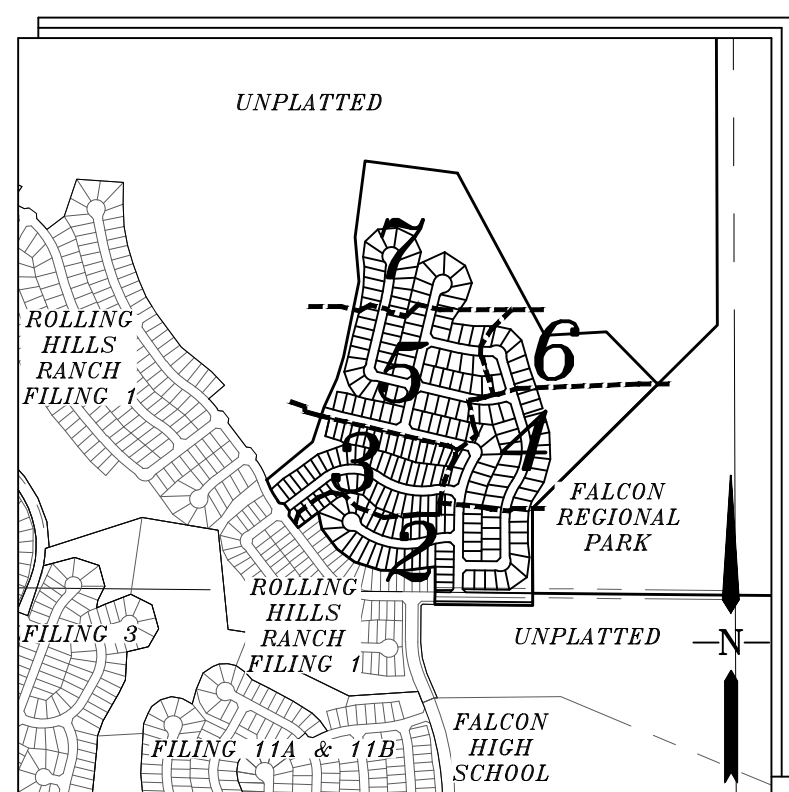
RECEIPT NO: _____
PLAT FEE: _____
SURCHARGE: _____
SCHOOL: _____
PARK: _____
BRIDGE: _____
DRAINAGE: _____

Please add the following plat note:
All roof drains shall discharge and drain across landscape areas prior to exiting the property. Roof drains shall not discharge or drain onto a driveway nor be piped to County Right-of-Way. REVISED

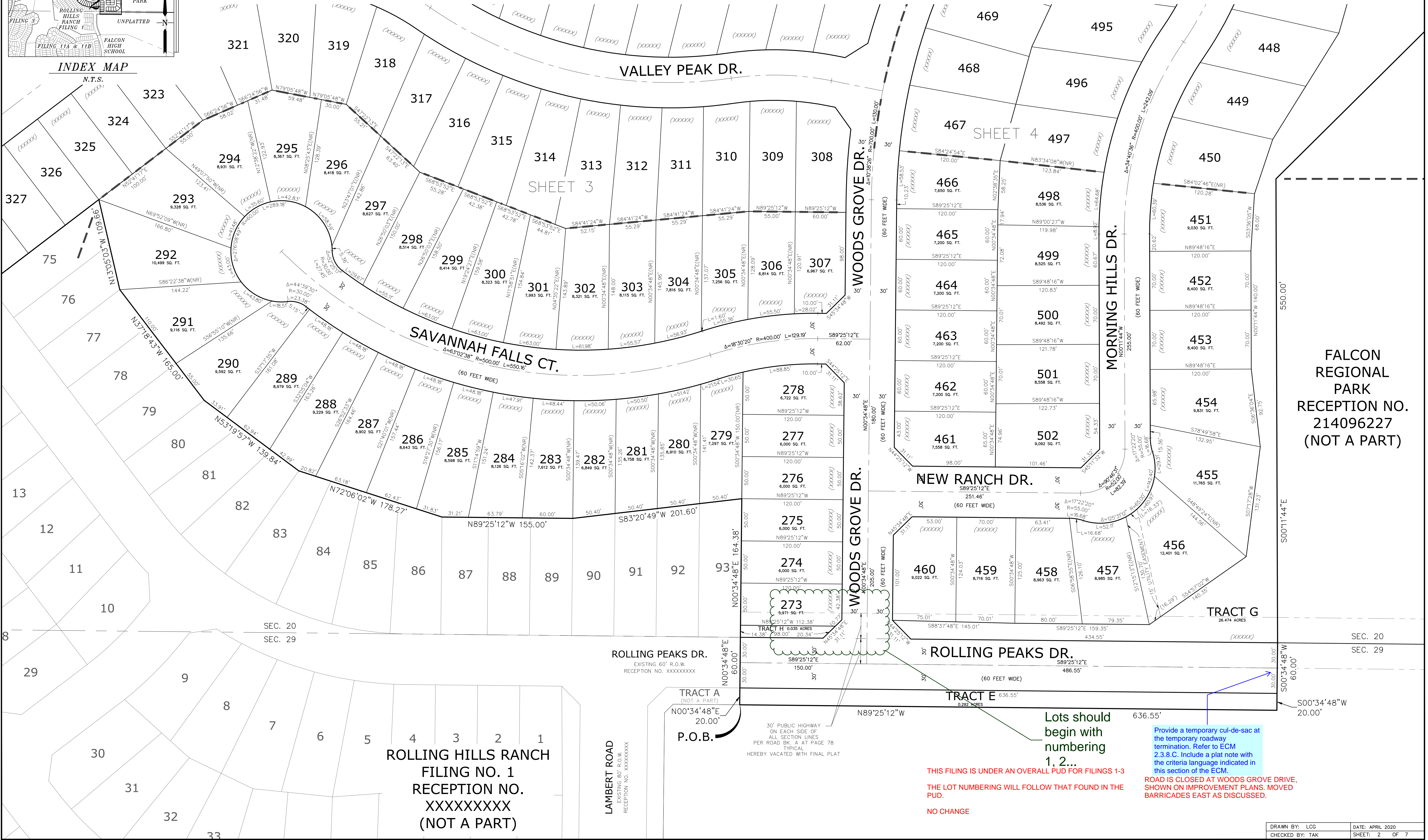
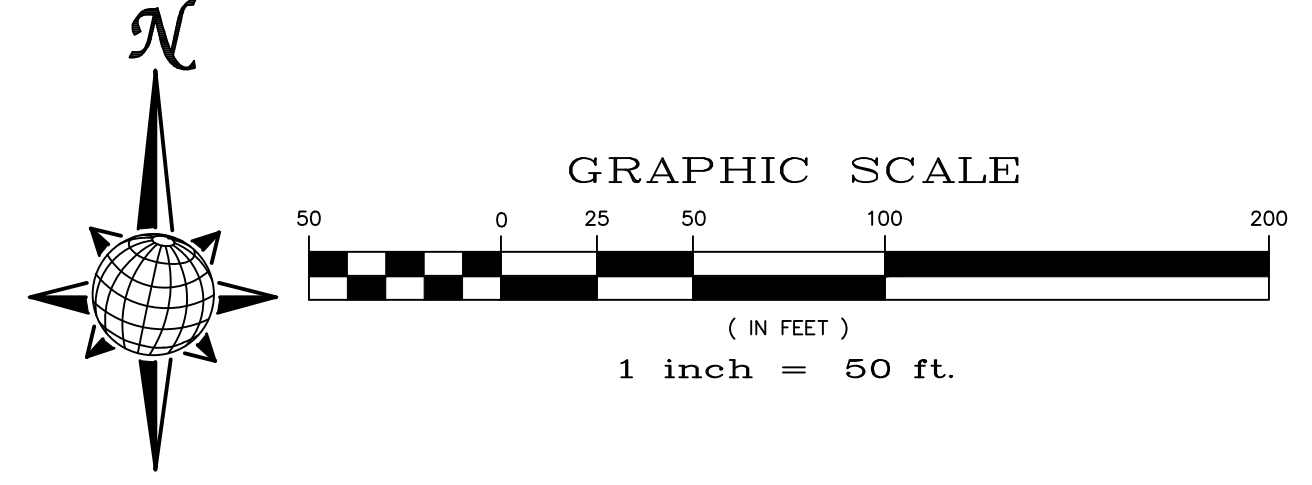
Per Resolution 13-041 the fee obligation will change after 12/31/2020. If this plat is approved after the above date, the plat note would need to be revised accordingly. NOTED

SF2020
REVISED

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.



- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = FOUND #4 REBAR WITH CAP
PLS 34583
 - = SET #4 REBAR W/CAP
PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - = MATCHLINE



THIS FILING IS UNDER AN OVERALL PUD FOR FILINGS 1-3
THE LOT NUMBERING WILL FOLLOW THAT FOUND IN THE PUD.
NO CHANGE

Lots should begin with numbering 1, 2...

Provide a temporary cul-de-sac at the temporary roadway termination. Refer to ECM 2.3.8.C. Include a plat note with the criteria language indicated in this section of the ECM

ROAD IS CLOSED AT WOODS GROVE DRIVE, SHOWN ON IMPROVEMENT PLANS. MOVED BARRICADES EAST AS DISCUSSED.

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.


A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

LEGEND

○	= FOUND MONUMENT AS SHOWN
⊙	= FOUND #4 REBAR WITH CAP PLS 34583
●	= SET #4 REBAR W/CAP PLS 34583
NR	= NON-RADIAL BEARING
(82.62°)	= EASEMENT OR NO-BUILD DIM.
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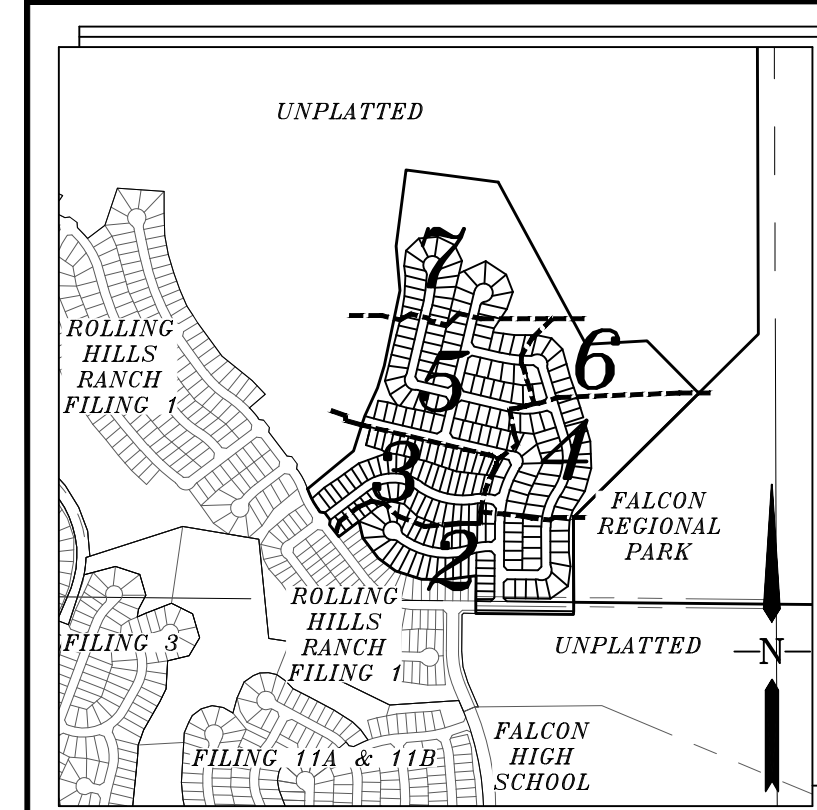


GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



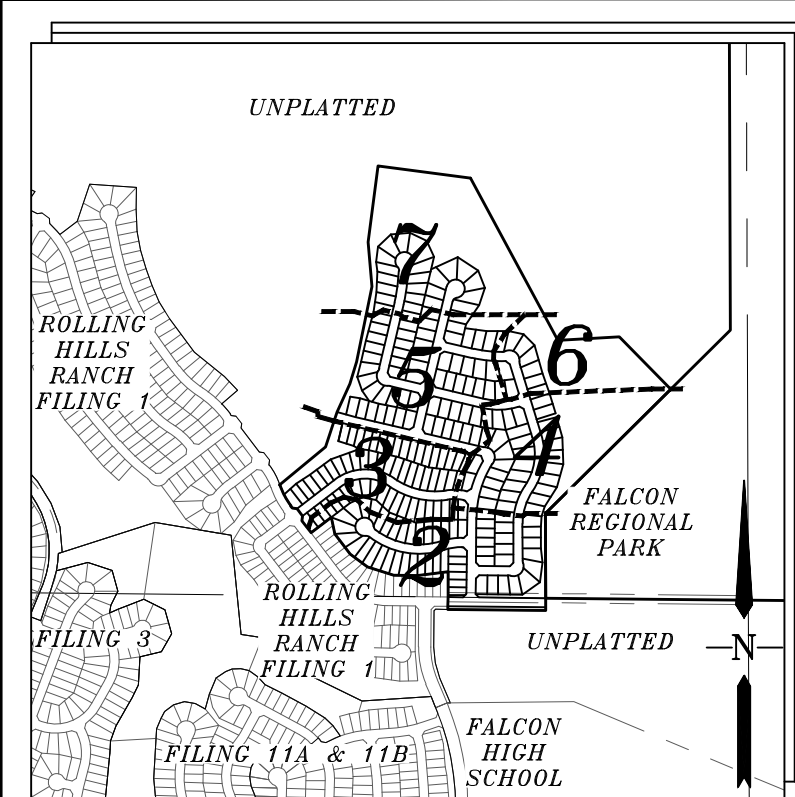
INDEX MAP

N.T.S.

SHEET 6

TRACT G
26.474 ACRES

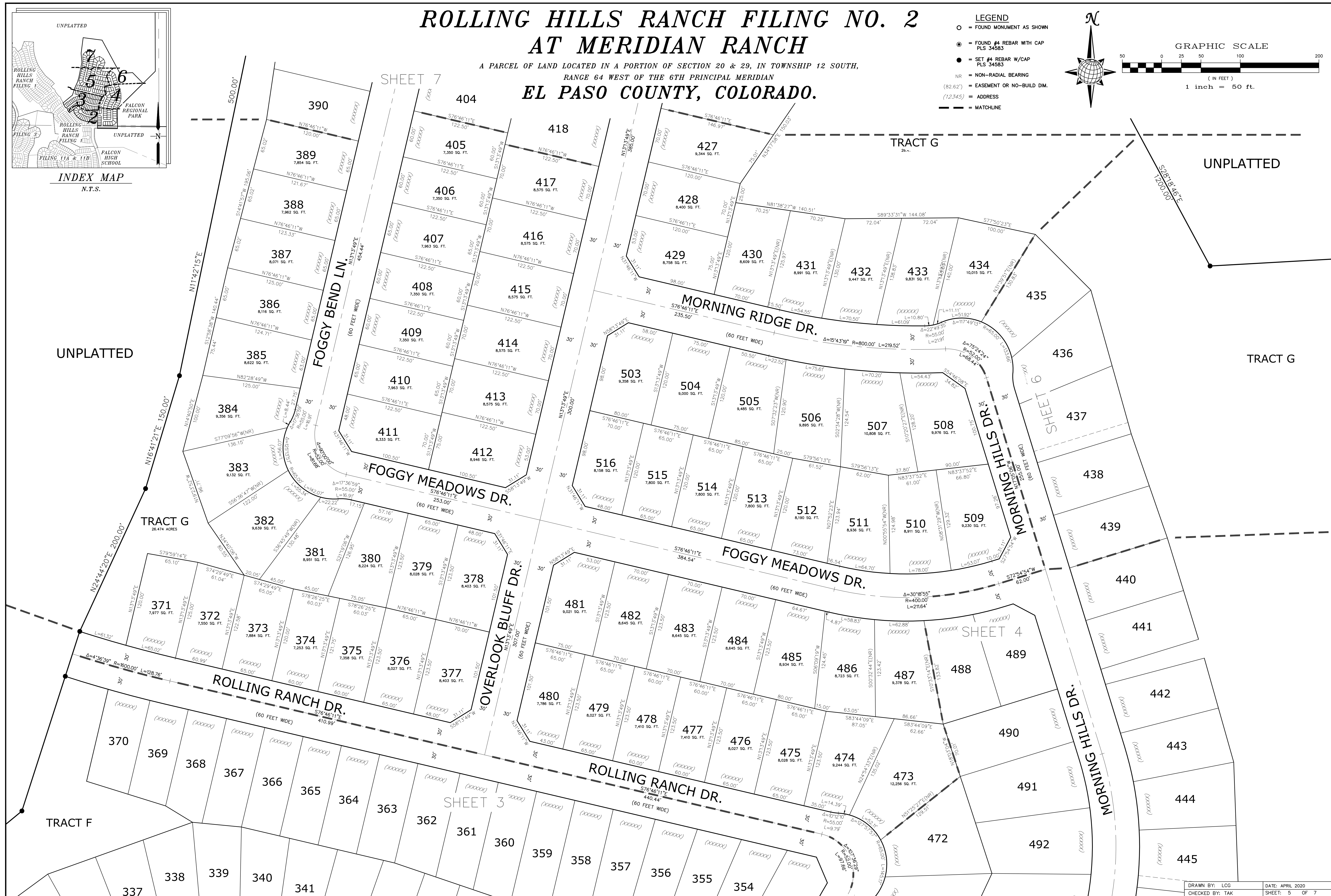
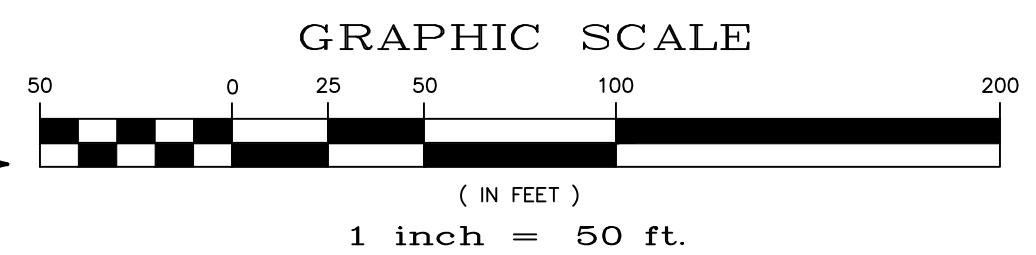
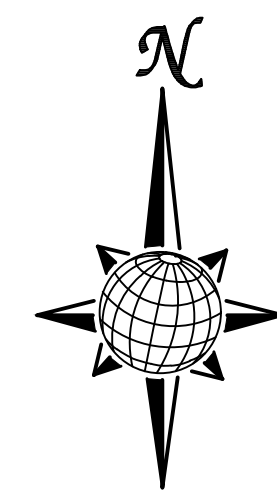
FALCON
REGIONAL
PARK
RECEPTION NO.
214096227
(NOT A PART)



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.

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - = MATCHLINE



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.

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.

○ = FOUND MONUMENT AS SHOWN

⊙ = FOUND #4 REBAR WITH CAP
PLS 34583

● = SET #4 REBAR W/CAP
PLS 34583

NR = NON-RADIAL BEARING

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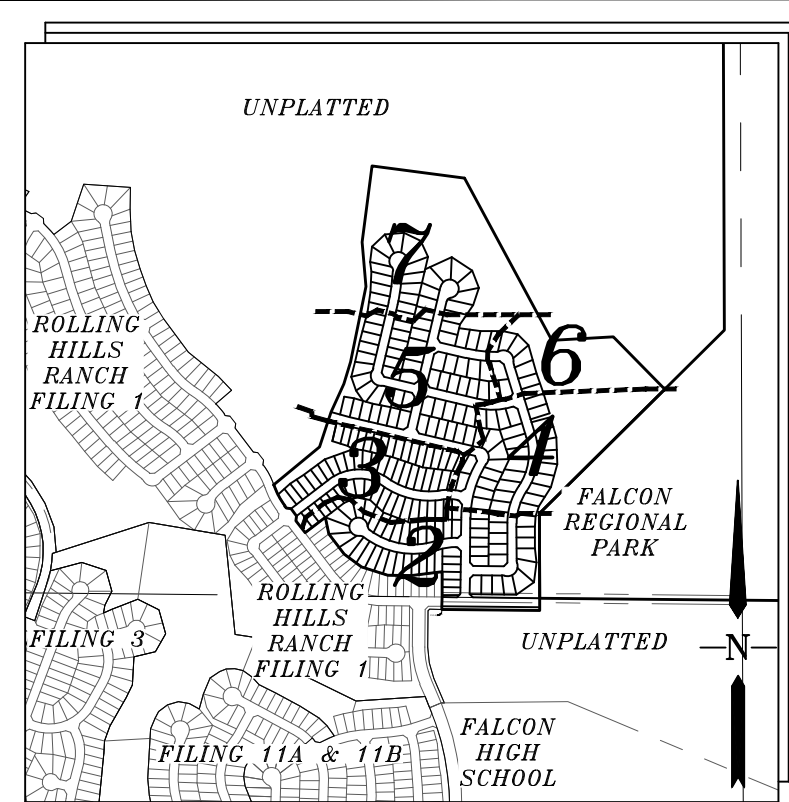
== = MATCHLINE



(IN FEET)

1 inch = 50 ft.

1 inch = 50 ft.



INDEX MAP
N.T.S.

SHEET 7

TRACT G

UNPLATTED

TRACT G
26.474 ACRES

UNPLATTED

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

SHEET 4

TRACT G

DRAWN BY: LCG	DATE: APRIL 2020
CHECKED BY: TAK	SHEET: 6 OF 7

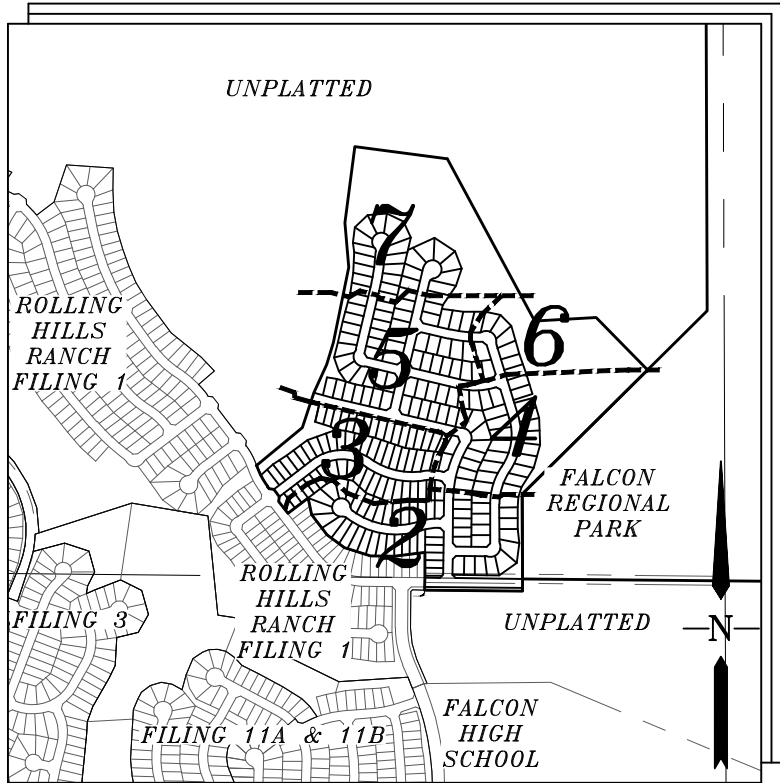
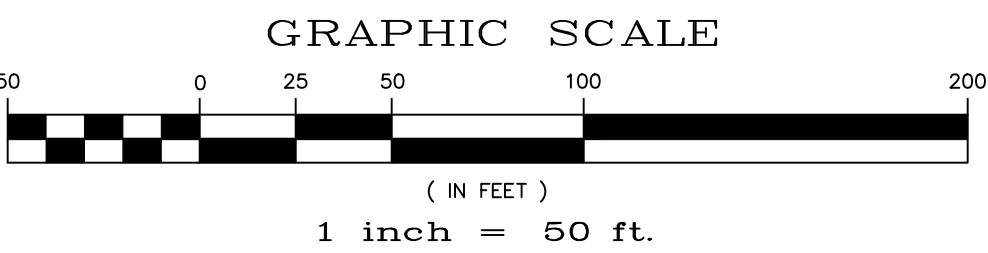
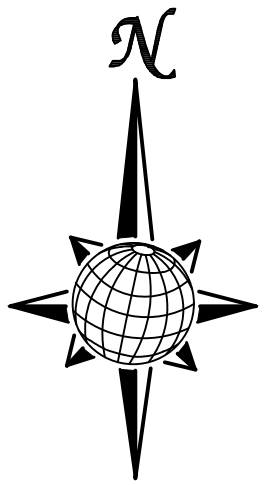
PCD PROJECT NO SF-XX-XX

CD PROJECT NO. SF-XX-XX

ROLLING HILLS RANCH FILING NO. 2
AT MERIDIAN RANCH

UNPLATTED 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.

- LEGEND
- = FOUND MONUMENT AS SHOWN
 - ⊙ = FOUND #4 REBAR WITH CAP
PLS 34583
 - = SET #4 REBAR W/CAP
PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - = MATCHLINE



INDEX MAP
N.T.S.

UNPLATTED

UNPLATTED

UNPLATTED

TRACT G
26.474 ACRES

FOGGY BEND LN.
(60 FEET WIDE)

OVERLOOK BLUFF DR.
(60 FEET WIDE)

SHEET 5

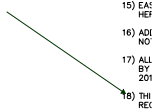
SHEET 6

Final Plat Drawings_V1.pdf Markup Summary

Arrow (3)



Subject: Arrow
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 10:54:05 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 10:56:48 AM
Status:
Color: ■
Layer:
Space:



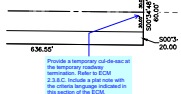
Subject: Arrow
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 10:59:32 AM
Status:
Color: ■
Layer:
Space:

Callout (4)



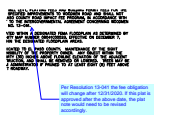
Subject: Callout
Page Label: [1] SHEET 1
Author: Daniel Torres
Date: 10/22/2020 5:09:13 PM
Status:
Color: ■
Layer:
Space:

SF2020



Subject: Callout
Page Label: [1] SHEET 2
Author: Daniel Torres
Date: 10/22/2020 5:45:21 PM
Status:
Color: ■
Layer:
Space:

Provide a temporary cul-de-sac at the temporary roadway termination. Refer to ECM 2.3.8.C. Include a plat note with the criteria language indicated in this section of the ECM.



Subject: Callout
Page Label: [1] SHEET 1
Author: Daniel Torres
Date: 10/23/2020 8:18:53 PM
Status:
Color: ■
Layer:
Space:

Per Resolution 13-041 the fee obligation will change after 12/31/2020. If this plat is approved after the above date, the plat note would need to be revised accordingly.



Subject: Callout
Page Label: [1] SHEET 3
Author: Daniel Torres
Date: 10/26/2020 7:15:39 AM
Status:
Color: ■
Layer:
Space:

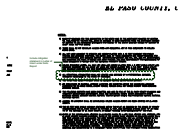
Provide a temporary cul-de-sac at the temporary roadway termination. Refer to ECM 2.3.8.C. Include a plat note with the criteria language indicated in this section of the ECM.

Cloud+ (8)



Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/5/2020 2:15:45 PM
Status:
Color: ■
Layer:
Space:

Include reception number



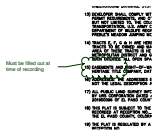
Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 10:47:36 AM
Status:
Color: ■
Layer:
Space:

Include mitigation statement in Letter of Intent under Soils Report



Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 10:54:18 AM
Status:
Color: ■
Layer:
Space:

No No-Build Areas shown on plat. Remove statement.



Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 10:56:32 AM
Status:
Color: ■
Layer:
Space:

Must be filled out at time of recording



Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 11:00:43 AM
Status:
Color: ■
Layer:
Space:

Note can be removed due to configuration of corner lots on plat



Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 11:06:32 AM
Status:
Color: ■
Layer:
Space:

Plat may be approved administratively, which does not require BoCC signature block.



Subject: Cloud+
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 11:07:28 AM
Status:
Color: ■
Layer:
Space:

Revise signature block based on standard form below



Subject: Cloud+
Page Label: [1] SHEET 2
Author: John Green
Date: 10/8/2020 11:10:48 AM
Status:
Color: ■
Layer:
Space:

Lots should begin with numbering 1, 2...

PCD Director (1)



Subject: PCD Director
Page Label: [1] SHEET 1
Author: John Green
Date: 10/8/2020 11:06:40 AM
Status:
Color: ■
Layer:
Space:

This plat for (name of subdivision or plat) 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.

Planning and Community Development Director

Text Box (1)



Subject: Text Box
Page Label: [1] SHEET 1
Author: Daniel Torres
Date: 10/25/2020 9:50:31 PM
Status:
Color: ■
Layer:
Space:

Please add the following plat note:
All roof drains shall discharge and drain across landscape areas prior to exiting the property. Roof drains shall not discharge or drain onto a driveway nor be piped to County Right-of-Way.