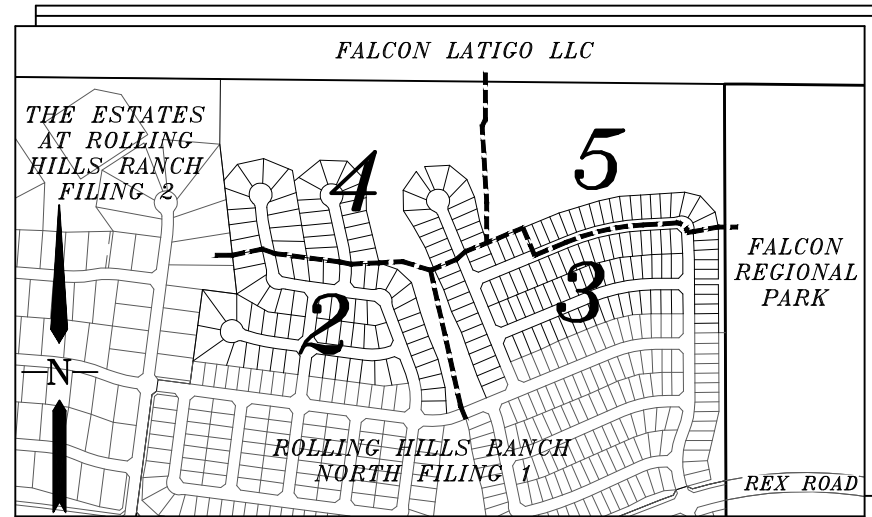


ROLLING HILLS RANCH NORTH

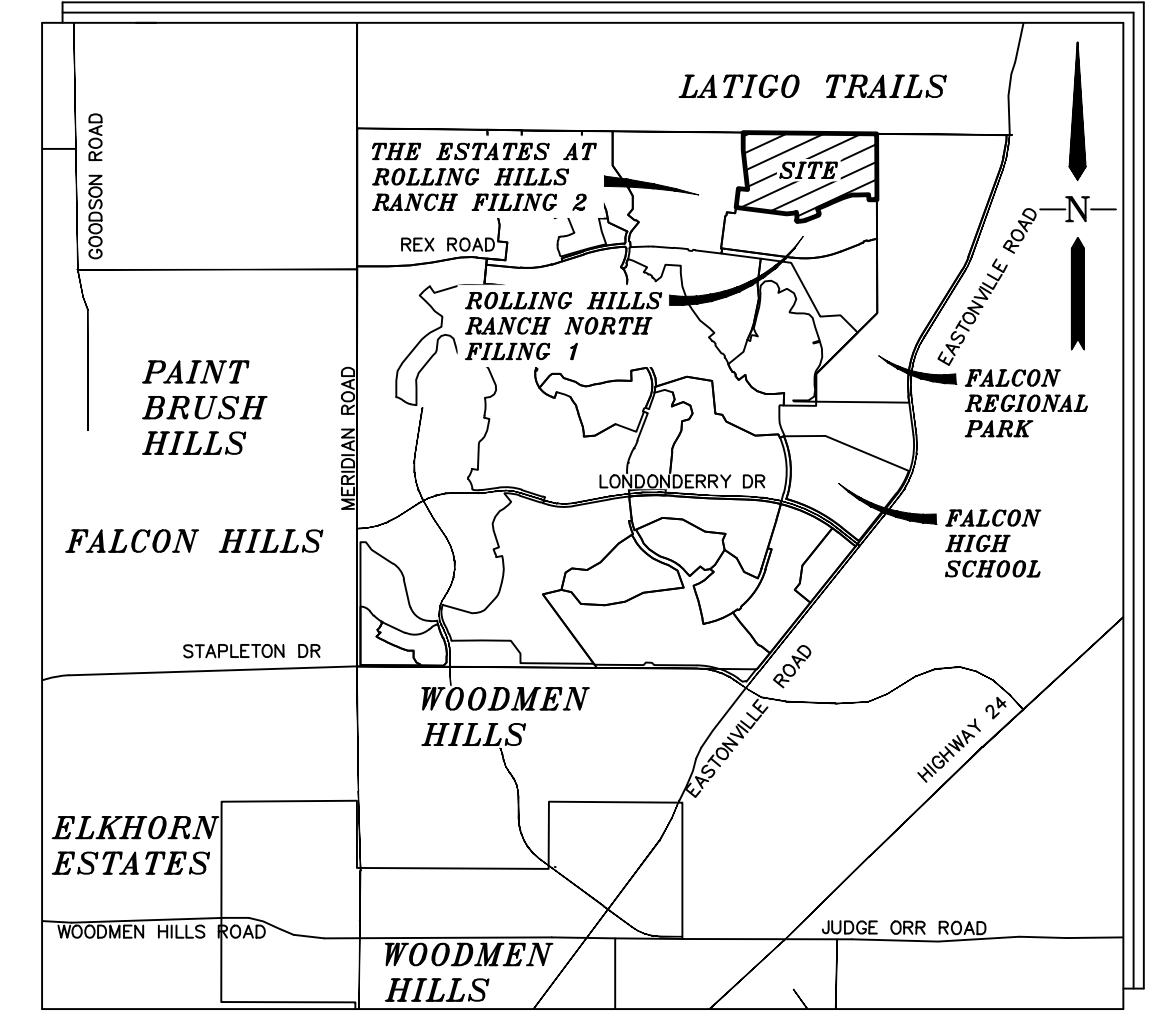
FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

PLAT NO. _____



INDEX MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

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

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

BEGINNINGS AT THE NORTHEAST CORNER OF TRACT A OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTH LINE OF THE NORTHWEST 1/2 OF SAID SECTION 20;

1. THENCE S89°25'43"E ON SAID NORTH LINE, A DISTANCE OF 2624.85 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214093227;

THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:

2. THENCE S00°13'13"E A DISTANCE OF 1295.07 FEET, POINT BEING ON THE NORTHERN BOUNDARY OF ROLLING HILLS RANCH NORTH FILING NO. 1 RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHTEEN (18) COURSES ARE ON THE BOUNDARY LINE OF SAID ROLLING HILLS RANCH NORTH FILING NO. 1:

3. THENCE S89°46'57"W A DISTANCE OF 160.00 FEET;
4. THENCE N00°13'03"W A DISTANCE OF 99.94 FEET;
5. THENCE S89°46'57"W A DISTANCE OF 225.24 FEET;
6. THENCE S87°17'03"W A DISTANCE OF 98.28 FEET;
7. THENCE S77°08'32"W A DISTANCE OF 97.44 FEET;
8. THENCE S89°55'18"W A DISTANCE OF 97.94 FEET;
9. THENCE S87°33'39"W A DISTANCE OF 215.00 FEET;
10. THENCE S64°41'54"W A DISTANCE OF 100.12 FEET;
11. THENCE S67°33'39"W A DISTANCE OF 230.00 FEET;
12. THENCE S22°26'21"E A DISTANCE OF 103.00 FEET;
13. THENCE S22°33'39"W A DISTANCE OF 31.11 FEET;
14. THENCE S22°33'39"W A DISTANCE OF 31.11 FEET;
15. THENCE N67°33'39"E A DISTANCE OF 278.06 FEET TO A POINT OF CURVE TO THE RIGHT;
16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 29°52'23", AN ARC LENGTH OF 166.84 FEET, WHOSE LONG CHORD BEARS S82°29'50"W A DISTANCE OF 164.96 FEET;
17. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET TO A NON-TANGENT CURVE TO THE LEFT;
18. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 20°26'28", AN ARC LENGTH OF 153.41 FEET, WHOSE LONG CHORD BEARS N02°47'11"W A DISTANCE OF 152.59 FEET;
19. THENCE S76°59'35"W A DISTANCE OF 60.00 FEET;
20. THENCE S83°02'50"W A DISTANCE OF 125.64 FEET;
21. THENCE N82°33'58"W A DISTANCE OF 1005.00 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2;

THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2:

22. THENCE N07°26'02"E A DISTANCE OF 375.00 FEET;
23. THENCE S82°33'58"E A DISTANCE OF 180.00 FEET;
24. THENCE N06°14'24"W A DISTANCE OF 495.03 FEET;
25. THENCE N08°47'53"W A DISTANCE OF 290.00 FEET;
26. THENCE N00°34'17"E A DISTANCE OF 340.00 FEET THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 88.173 ACRES, MORE OR LESS.

Replace Note 20 with this:
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 either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

Recommended to remove this note. Sight distance easements are not recognized by El Paso County. If you must have sight distance easements, add the following language to the beginning of this note: "Sight distance easements are not enforced by El Paso County." Delete the part that dedicates these easements to the County and delete any references to County staff reviewing or permitting anything related to these easements.

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) 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.
- 3) 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.
- 4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MERIDIAN SERVICE METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- 6) THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, MERIDIAN SERVICE METROPOLITAN DISTRICT. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- 7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 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. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING ANY NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 10) 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.
- 11) ALL LOTS HAVE BEEN FOUND TO POTENTIALLY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES CAN BE FOUND IN THE REPORT TITLED SOILS AND GEOLOGY STUDY MERIDIAN RANCH - ROLLING HILLS RANCH NORTH FILING NOS. 1 AND 2 BY ENTECH ENGINEERING DATED FEBRUARY 12, 2024, IN ROLLING HILLS RANCH NORTH P.U.D., EPC FILE #PUDSP235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. **Update the file numbers**
DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINS FOR HIGH GROUND WATER. EL PASO COUNTY DOES NOT OWN OR CONTROL THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 12) 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.**
- 13) TRACT A SHALL BE UTILIZED AS TRAIL, LANDSCAPE, DRAINAGE, WATER QUALITY AND UTILITY TRACT. OWNERSHIP AND MAINTENANCE OF THESE TRACTS SHALL BE VESTED TO MERIDIAN SERVICE METROPOLITAN DISTRICT AND 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.
- TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AS RECORDED WITH RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. MERIDIAN SERVICE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT FACILITIES. **at**
- 14) **Delete this note**
- 15) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 16) 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.
- 17) **Delete this note**
- 18) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP235 AS RECORDED WITH RECEPTION NO. 224056587 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 19) 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. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 20) 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.
- 21) 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 REX ROAD. **Delete highlighted part**
- 22) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 23) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 24) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (COMMUNITY MAP NUMBER 0804100502G, EFFECTIVE DATE DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.
- 25) 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 ELM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 26) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE PROPERTY. ROOF DRAINS SHALL NOT DISCHARGE/DRAIN ONTO A DRIVEWAY NOR BE PIPED TO COUNTY RIGHT-OF-WAY.
- 27) LOTS 1-202 ACREAGE: 38.141
TRACT A ACREAGE: 39.841
STREETS ACREAGE: 10.191
TOTAL ACREAGE: 88.173

Identify the public trail easement in a note.

Revise the highlighted portion to state: "particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse)."

Delete highlighted part

Add the note: All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLING HILLS RANCH NORTH FILING NO. 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 CALIFORNIA)
COUNTY OF SAN DIEGO) 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:

THIS PLAT FOR "ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH" 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

CLERK AND RECORDER

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: _____

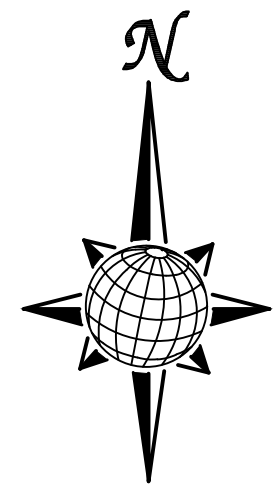
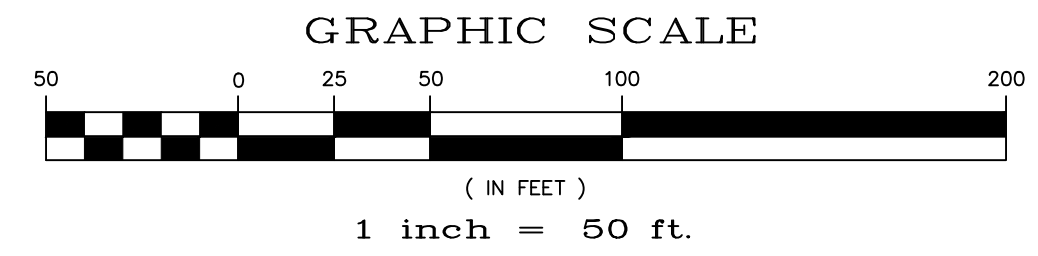
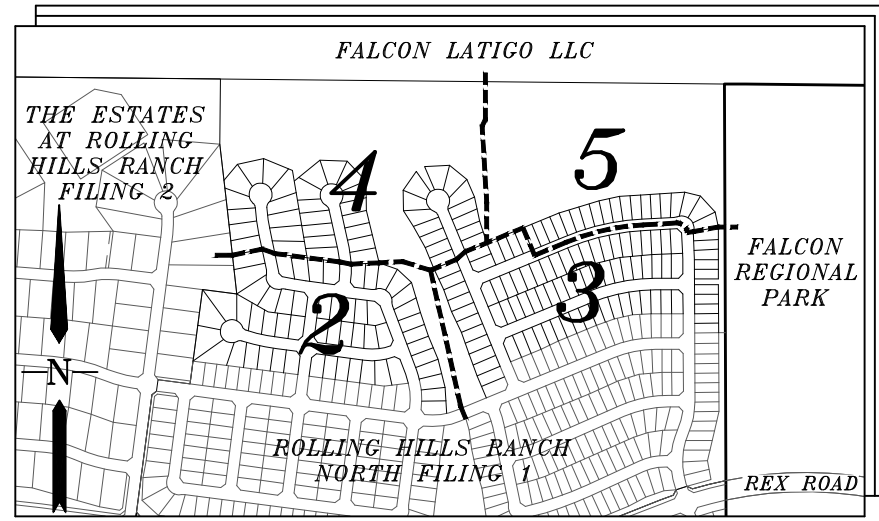
PREPARED FOR:
GTL, INC., DBA GTL DEVELOPMENT, INC
3575 KENYON ST, STE 200
SAN DIEGO, CA 92110
619-223-1663

PREPARED BY:
TECH CONTRACTORS
11910 TOURMALINE DR, STE 130
PEYTON, CO 80831
719-495-7444

DRAWN BY: LCG DATE: JULY 2024
CHECKED BY: TAK SHEET: _____ OF 5
PCD PROJECT NO. SP-XX-XX

ROLLING HILLS RANCH NORTH FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, 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.
 - (12.345) = ADDRESS
 - = MATCHLINE

INDEX MAP
N.T.S.

THE ESTATES AT
ROLLING HILLS RANCH
FILING NO. 2
RECEPTION NO. 222714944
(NOT A PART)

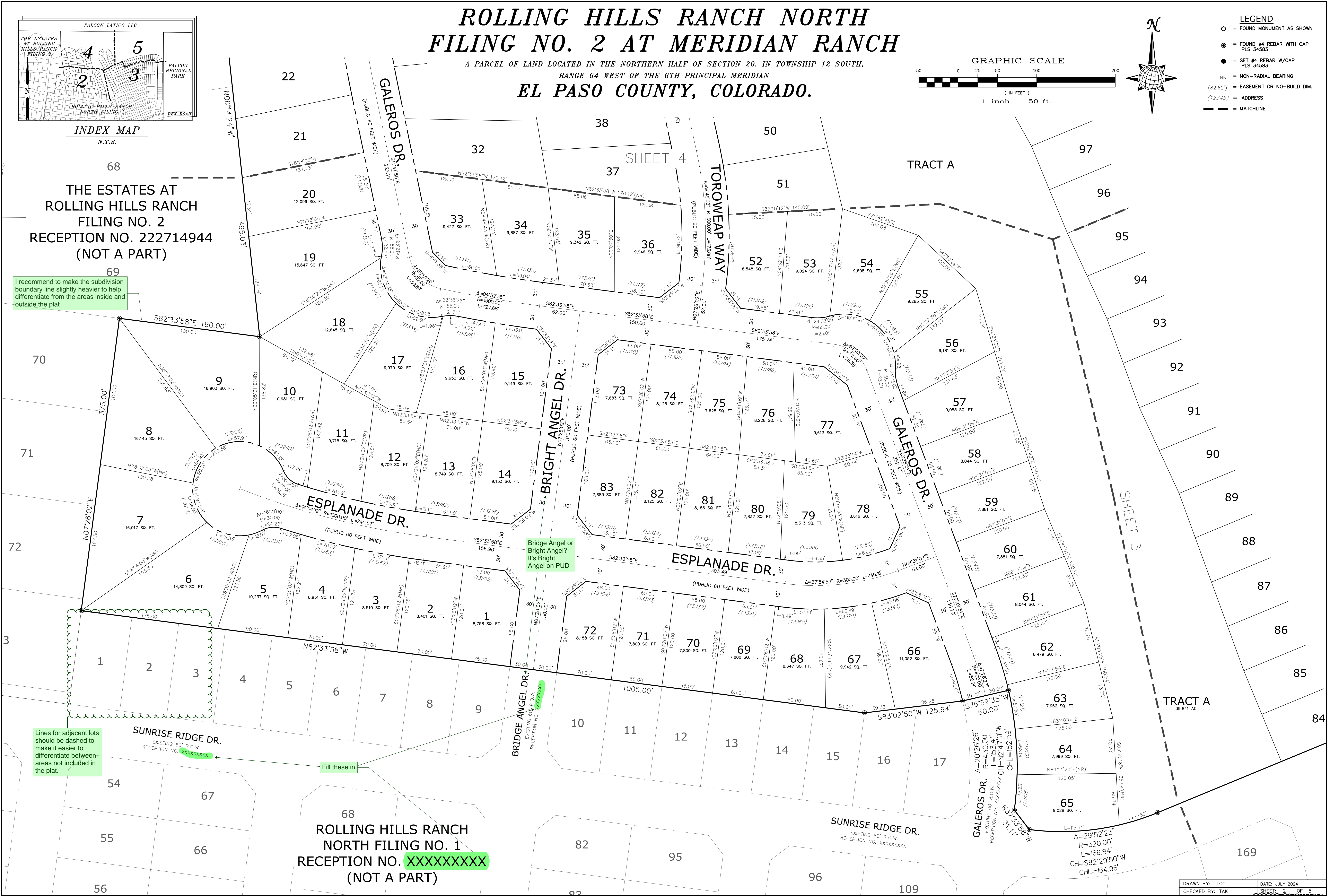
I recommend to make the subdivision boundary line slightly heavier to help differentiate from the areas inside and outside the plat

Bridge Angel or Bright Angel? It's Bright Angel on PUD

Lines for adjacent lots should be dashed to make it easier to differentiate between areas not included in the plat.

Fill these in

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



FALCON LATIGO LLC
SCH. #420000345
UNPLATTED
(NOT A PART)

SEC. 17

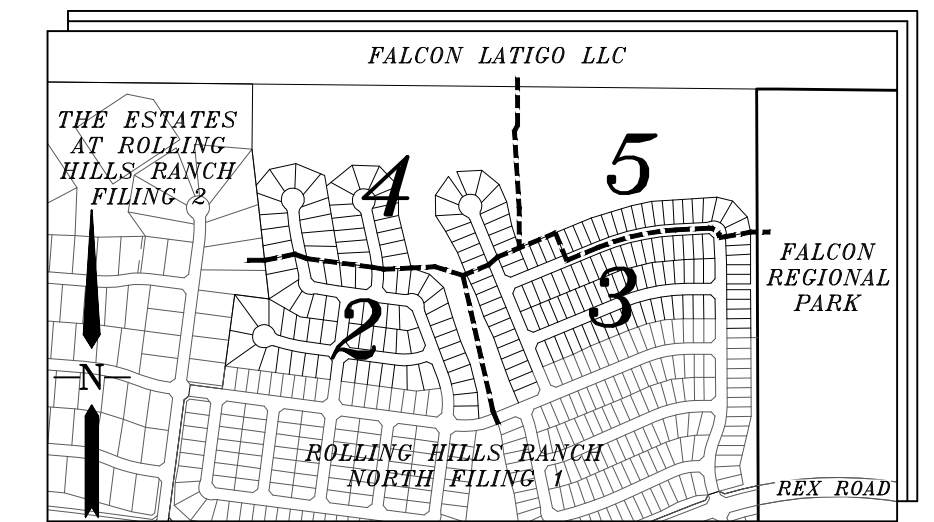
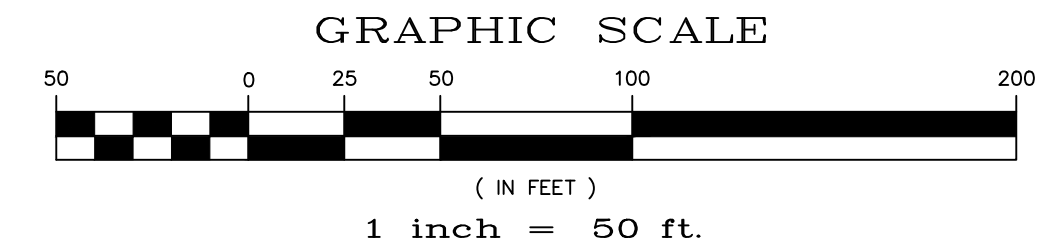
SEC. 20

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

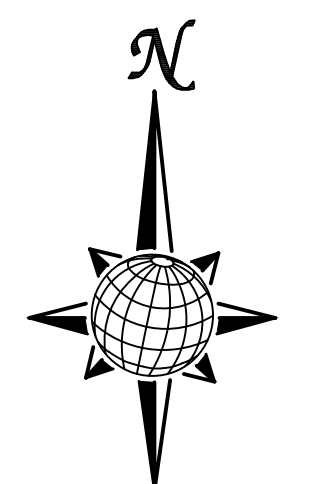
ROLLING HILLS RANCH NORTH

FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.



TRACT A
(NOT A PART)

THE ESTATES AT
ROLLING HILLS
RANCH
FILING NO. 2
RECEPTION
NO. 222714944
(NOT A PART)

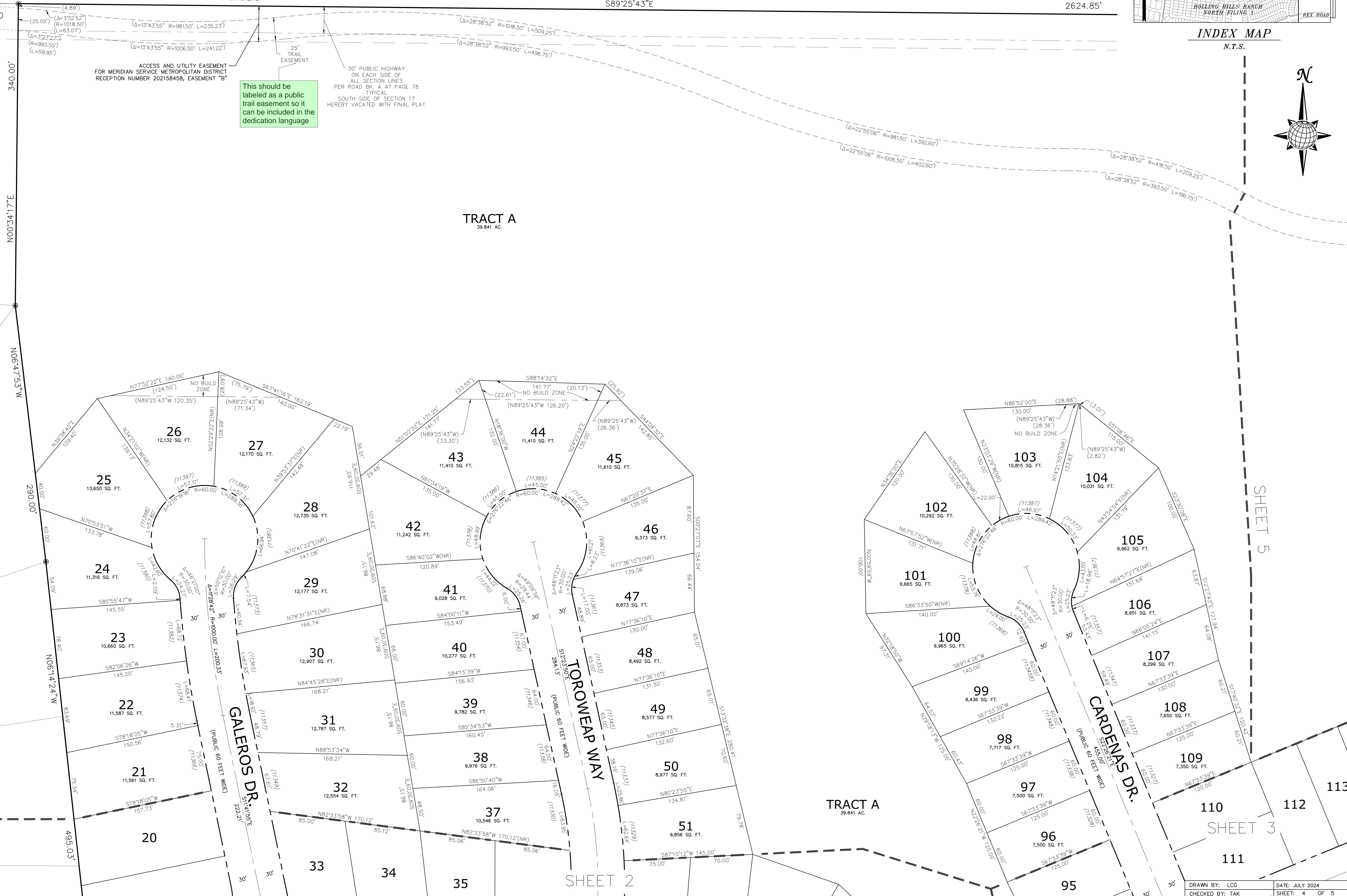
TRACT A
39.841 AC.

65

66

67

68



SHEET 5

SHEET 2

SHEET 3

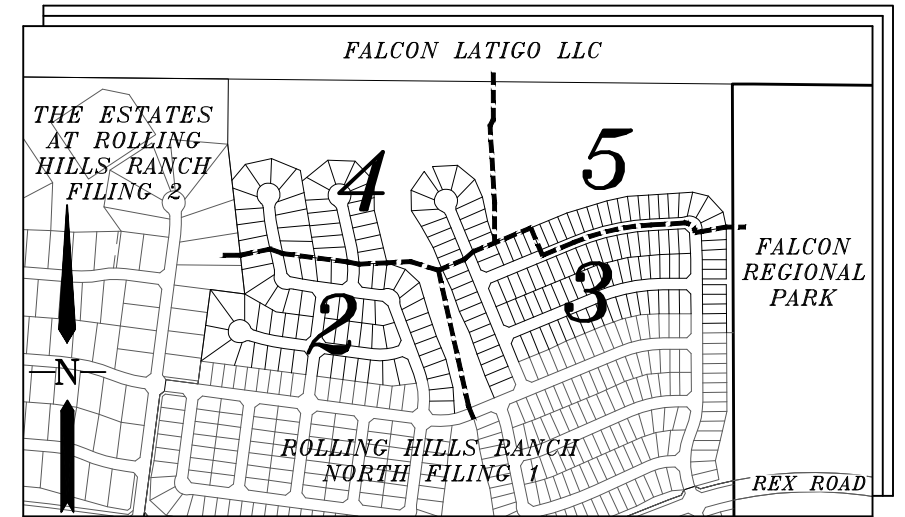
DRAWN BY: LCG
CHECKED BY: TAK
DATE: JULY 2024
SHEET 5 OF 5
PCD PROJECT NO. SF-XX-XX

FALCON LATIGO LLC SCH. #4200000345
UNPLATTED
(NOT A PART)

ROLLING HILLS RANCH NORTH

FILING NO. 2 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

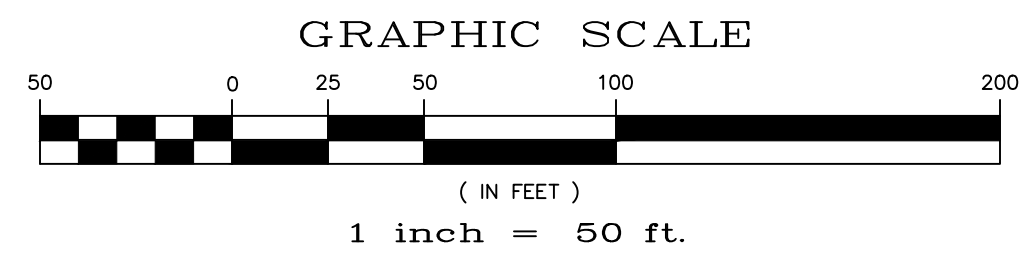
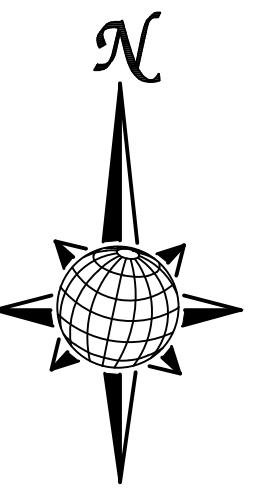


INDEX MAP

N.T.S.

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



S89°25'43"E

2624.85'

NE CORNER SECTION 20,
FOUND 3 1/4" ALUMINUM CAP
ON #6 REBAR
STAMPED PLS 24964

S89°25'43"E 110.01'

SEC. 17 SEC. 16
SEC. 20 SEC. 21

ACCESS AND UTILITY EASEMENT
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT
RECEPTION NUMBER 202158458, EASEMENT "B"

30' PUBLIC HIGHWAY
ON EACH SIDE OF
ALL SECTION LINES
PER ROAD BK. A AT PAGE 78
TYPICAL
SOUTH SIDE OF SECTION 17
HEREBY VACATED WITH FINAL PLAT

Add the trail
easement label to this
sheet as well

TRACT A
39.841 AC.

TRACT A
39.841 AC.

UNPLATTED

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

SHEET 5

