

INDEX MAP

N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GIL, INC. DBA GIL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°58'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
19. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
20. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:

21. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 284.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
23. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TWO(2) COURSES ARE ON SAID BOUNDARY LINE:

24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.88 FEET;
25. THENCE N60°06'02"E A DISTANCE OF 30.00 FEET;
26. THENCE S31°38'59"E A DISTANCE OF 206.41 FEET;
27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
28. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
29. THENCE S55°03'59"E A DISTANCE OF 144.23 FEET;
30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;
33. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
34. THENCE S61°34'42"E A DISTANCE OF 97.00 FEET;
35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
38. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
39. THENCE N47°26'28"E A DISTANCE OF 115.00 FEET;
40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
41. THENCE S51°49'02"E A DISTANCE OF 111.87 FEET;
42. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
43. THENCE S48°41'58"E A DISTANCE OF 92.55 FEET;
44. THENCE S50°54'07"W A DISTANCE OF 125.10 FEET;
45. THENCE S46°39'10"W A DISTANCE OF 120.00 FEET;
46. THENCE S59°22'06"W A DISTANCE OF 120.00 FEET;
47. THENCE S67°43'28"W A DISTANCE OF 120.00 FEET;
48. THENCE S16°53'48"E A DISTANCE OF 130.00 FEET;
49. THENCE S16°53'48"E A DISTANCE OF 60.00 FEET;
50. THENCE S19°52'23"E A DISTANCE OF 124.00 FEET;
51. THENCE S13°41'16"E A DISTANCE OF 184.00 FEET;
52. THENCE S12°32'41"E A DISTANCE OF 60.00 FEET;
53. THENCE S12°32'41"E A DISTANCE OF 116.37 FEET;
54. THENCE S02°35'36"E A DISTANCE OF 27.08 FEET;
55. THENCE S10°28'55"E A DISTANCE OF 80.00 FEET;

56. THENCE N79°31'05"E A DISTANCE OF 28.00 FEET TO A CURVE TO THE LEFT;
57. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 22°25'04", AN ARC LENGTH OF 602.55 FEET, WHOSE LONG CHORD BEARS N68°18'33"E A DISTANCE OF 598.71 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE(9) COURSES ARE ON SAID BOUNDARY LINE:

58. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
59. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
60. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
61. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
62. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
63. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
64. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
65. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
66. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO THE SOUTHEAST CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;

THE FOLLOWING THREE(3) COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE:

67. THENCE S38°44'41"W ON SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET TO A POINT ON THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 29;
68. THENCE N89°23'27"W ON SAID SOUTH LINE A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F, THE METROPOLITAN CLUB;
69. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE, THE METROPOLITAN CLUB;

THE FOLLOWING SIX(6) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE:

70. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
71. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
72. THENCE S80°17'08"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;
73. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
74. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET TO A POINT ON THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 29;
75. THENCE N89°25'42"W ON SAID SOUTH LINE A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT TO THE EASTERLY POINT OF RIGHT-OF-WAY DEDICATION RECORDED AT RECEPTION NO. 208086264 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX(6) COURSES ARE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STAPLETON DRIVE PER SAID RIGHT-OF-WAY DEDICATION:

76. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.60 FEET, WHOSE LONG CHORD BEARS N80°43'00"W A DISTANCE OF 437.82 FEET;
77. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
78. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
79. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
80. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
81. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
82. THENCE N36°21'00"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
83. THENCE N36°21'00"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 113.91 ACRES, MORE OR LESS.

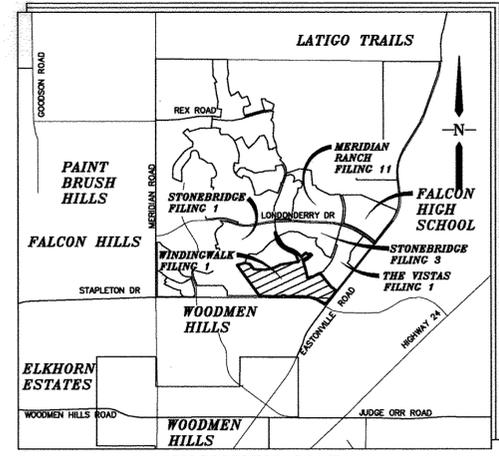
WINDINGWALK FILING No. 1

AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

PLAT NO. 14220



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 LAMBERT ROAD, STAPLETON DRIVE, OR RAINBOW BRIDGE DRIVE NORTH OF LAMBERT ROAD.
- 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 GIL, INC., DBA GIL 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, 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.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY ON OCTOBER 3, 1987, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDED 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. 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 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 A, B, C, D, E, F, G, H, I, J, AND K ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, 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 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.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 532-9032249-001-839 BY HERITAGE TITLE COMPANY, DATED 8/26/09 @ 3:20P.
- 16) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF IMPROVEMENTS TO WOODMEN ROAD.
- 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 201900996 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. 2181151021 IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP-18-002 AND 97-10-COR AS RECORDED WITH RECEPTION NO. 2181002131 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. 2181151021 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, LONDONDERRY DRIVE, AND RAINBOW BRIDGE DRIVE.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT 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: "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE BASED ON LHM CASE NO. 14-08-1121P, EFFECTIVE DATE MARCH 24, 2015 WHICH IS A REVISION TO THE FLOOD HAZARDS DEPICTED ON F.E.M.A. FIRM MAP 08041C0575-F DATED MARCH 17, 1997.
- 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 EIM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 27) LOTS 1-345 ACREAGE: 61.833
TRACTS A-K ACREAGE: 27.009
STREETS ACREAGE: 25.069
TOTAL ACREAGE: 113.911

DEDICATION:

THE ABOVE OWNER(S) HAVING CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH", A SUBDIVISION IN EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION. ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO WITH THE EXCEPTION OF MEDIANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

IN WITNESS WHEREOF: GIL, INC. DBA GIL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20 DAY OF August 2018

GIL, INC. DBA GIL DEVELOPMENT, INC.

By: *Raul Guzman*
RAUL GUZMAN, VICE PRESIDENT

ANGELA MAXEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164036174
COMMISSION EXPIRES SEP 19, 2020

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF August 2018
BY RAUL GUZMAN, VICE PRESIDENT, GIL, INC. DBA GIL DEVELOPMENT, INC.

Angela Maxey 9650 Antler Crk Dr, Peyton CO 80831
NOTARY PUBLIC ADDRESS
MY COMMISSION EXPIRES: Sept 19, 2020

MERIDIAN SERVICE METROPOLITAN DISTRICT

By: *Milton Gabrielski*
MILTON GABRIELSKI, PRESIDENT

ANGELA MAXEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164036174
COMMISSION EXPIRES SEP 19, 2020

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August 2018
BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

Angela Maxey 9650 Antler Crk Dr, Peyton CO 80831
NOTARY PUBLIC ADDRESS
MY COMMISSION EXPIRES: Sept 19, 2020

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.



JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

APPROVALS:

THE ACCOMPANYING PLAT OF "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH", EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS 24 DAY OF September 2018

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
Angela Maxey
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS 11 DAY OF September 2018
Arden Broerman
EL PASO COUNTY CLERK AND RECORDER

APPROVED BY THE PRESIDENT, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS 2 DAY OF August 2018
Raul Guzman

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:50 O'CLOCK P.M. THIS 25th DAY OF October 2018, AND IS DULY RECORDED AT RECEPTION NUMBER 2181151021 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Fee: \$90
S.C. 3-3
By: *Kathy Hester*
DEPUTY

FEES:

- RECEIPT NO: _____
- PLAT FEE: _____
- SURCHARGE: _____
- SCHOOL: No fee per D94 (Regional #1, 100,000 credit) (Urban #5, \$15,000 credit)
- PARK: BENNETT (\$111,005 credit 1007), HAGGAER (\$38,151 cash)
- BRIDGE: BENNETT (\$239,389 cash)
- DRAINAGE: HAGGAER (\$37,548 cash) [220,957 reported]

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

14220

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

STONEBRIDGE
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
21517358
(NOT A PART)

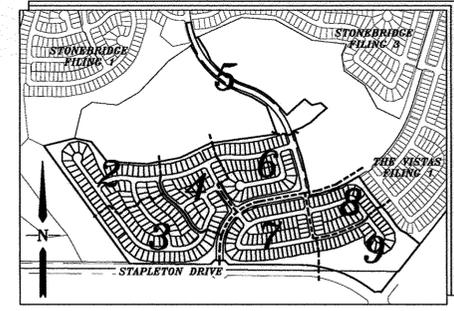
TRACT D
(NOT A PART)

TRACT A
8.504 ACRES

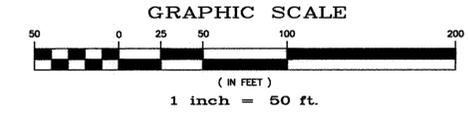
TRACT A
8.504 ACRES

TRACT G
(NOT A PART)

STONEBRIDGE
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
21517358
(NOT A PART)



INDEX MAP
N.T.S.



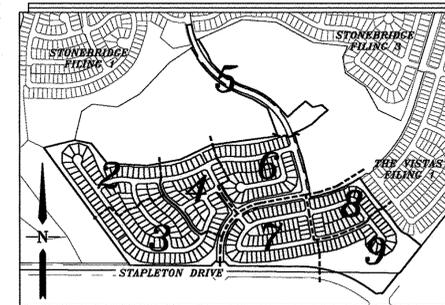
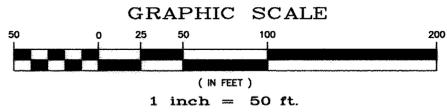
- LEGEND**
- = MONUMENT AS SHOWN
 - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62) = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - = MATCHLINE



WINDINGWALK FILING No. 1 AT MERIDIAN RANCH 14220

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

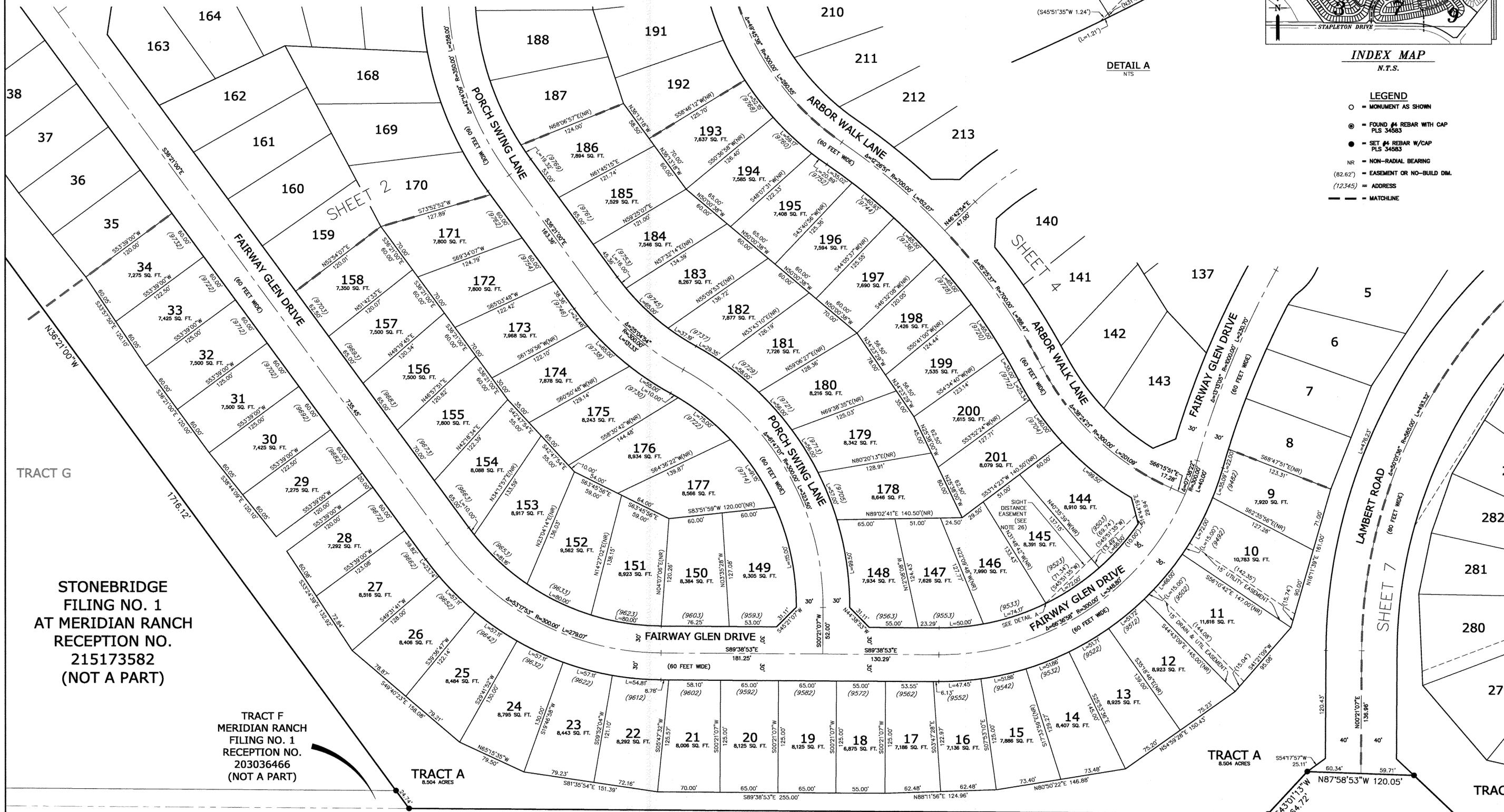
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

LEGEND

- = 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



STONEBRIDGE
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
215173582
(NOT A PART)

TRACT F
MERIDIAN RANCH
FILING NO. 1
RECEPTION NO.
203036466
(NOT A PART)



SEC. 30
SEC. 31

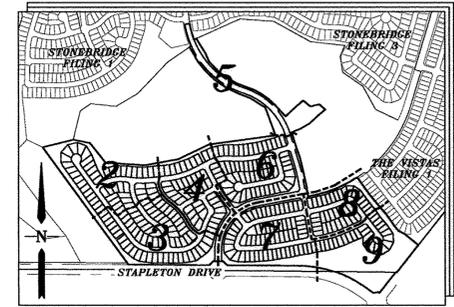
STAPLETON DRIVE
RECEPTION NO. 208086264
(EXISTING ROW 120' WIDE)

SW CORNER SECTION 29,
T12S, R64W, 6TH P.M.

SEC. 29
SEC. 32

WINDINGWALK FILING No. 1 14220 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



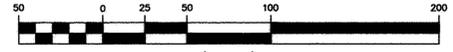
INDEX MAP
N.T.S.

LEGEND

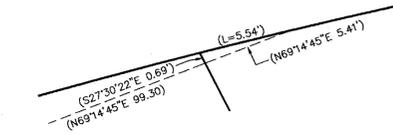
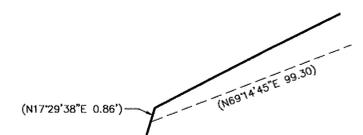
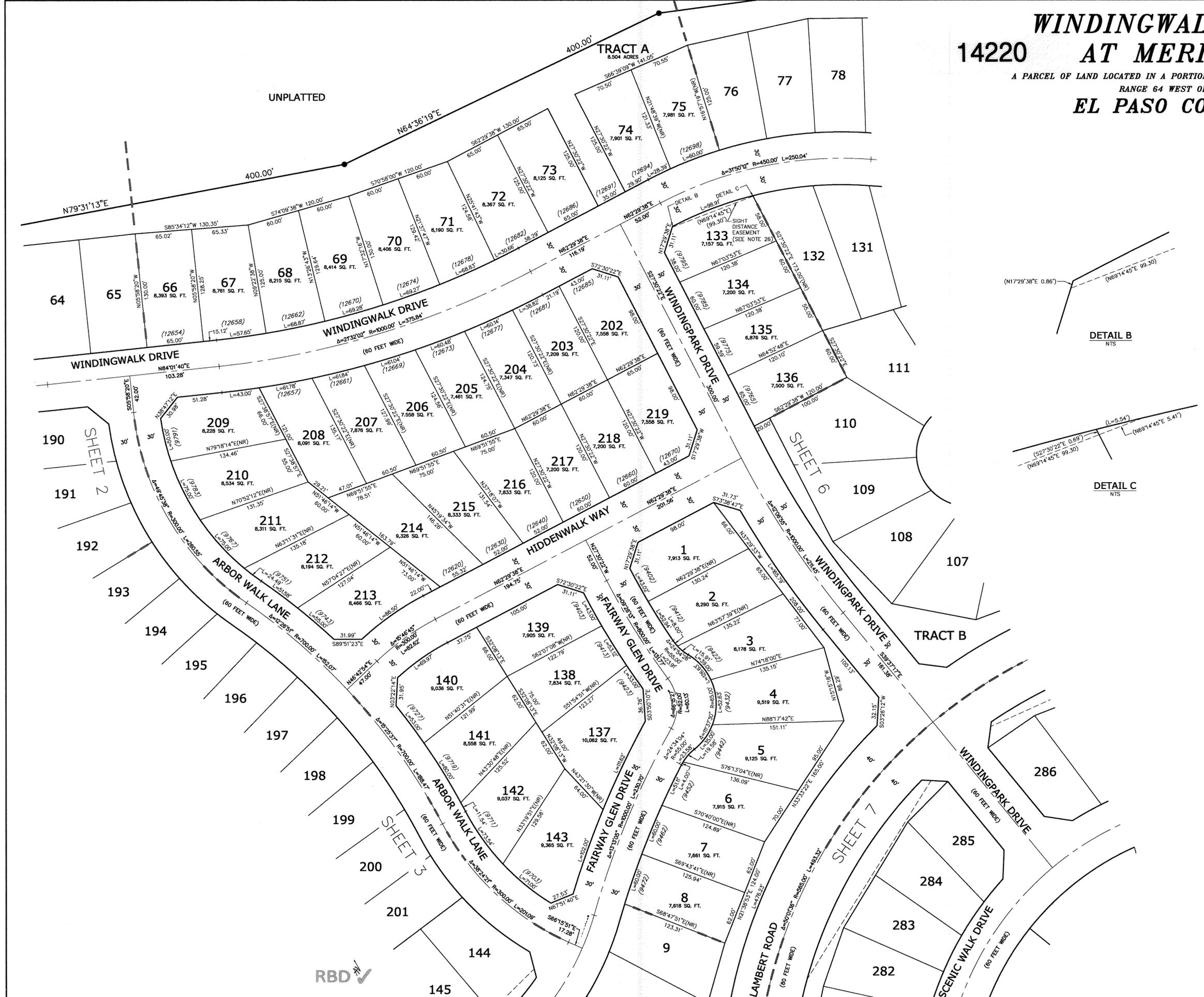
- - MONUMENT AS SHOWN
- ⊙ - FOUND #4 REBAR WITH CAP
PLS 34583
- - SET #4 REBAR W/CAP
PLS 34583
- NR - NON-RADIAL BEARING
- (82.62') - EASEMENT OR NO-BUILD DIM.
- (12345) - ADDRESS
- MATCHLINE



GRAPHIC SCALE



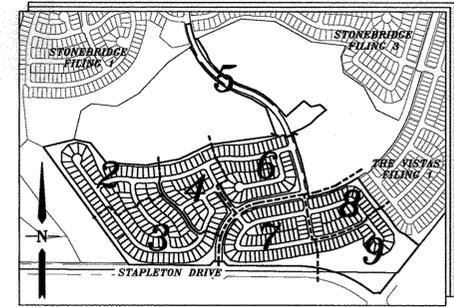
(IN FEET)
1 inch = 50 ft.



RBD ✓

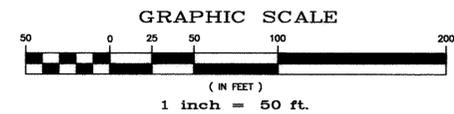
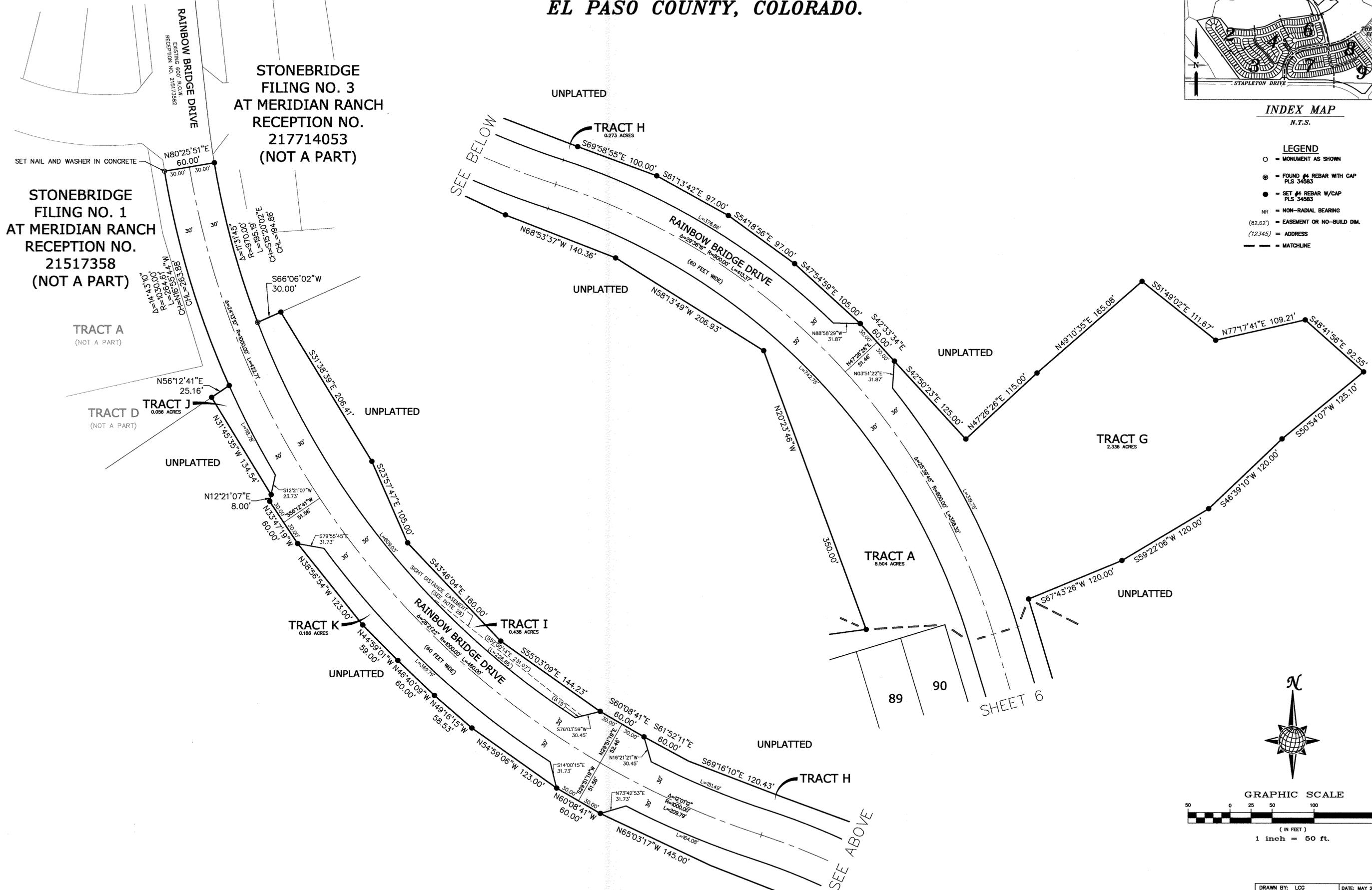
WINDINGWALK FILING No. 1 AT MERIDIAN RANCH 14220

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

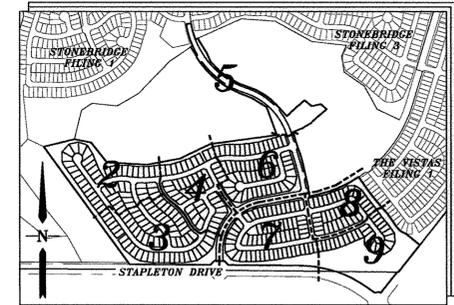
- LEGEND**
- - MONUMENT AS SHOWN
 - ⊙ - FOUND #4 REBAR WITH CAP PLS 34583
 - - SET #4 REBAR W/CAP PLS 34583
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 - (82.62') - EASEMENT OR NO-BUILD DIM.
 - (12345) - ADDRESS
 - - MATCHLINE



WINDINGWALK FILING No. 1 14220 AT MERIDIAN RANCH

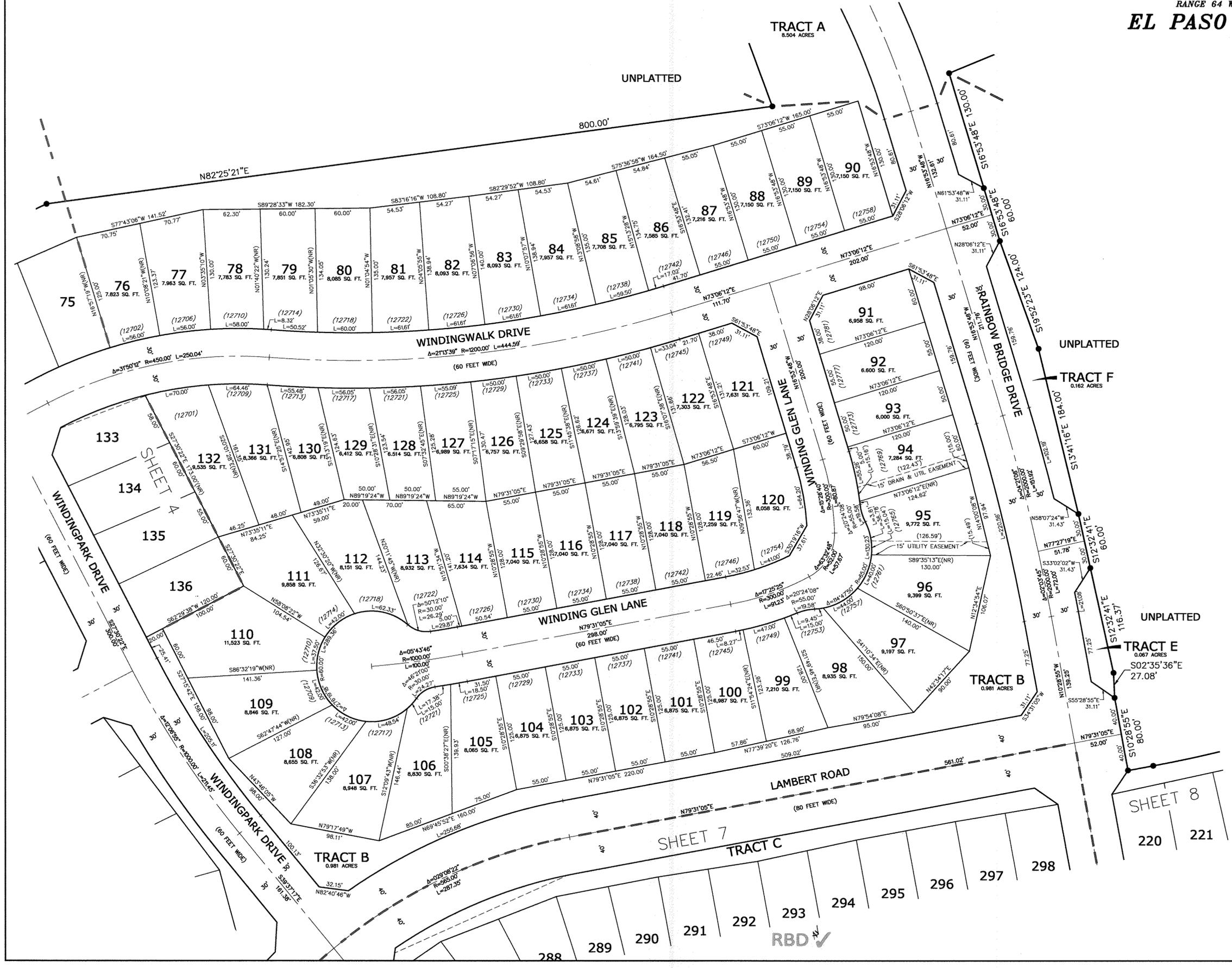
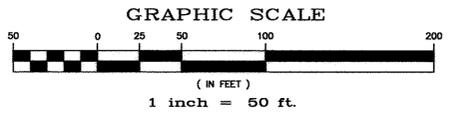
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

SHEET 5



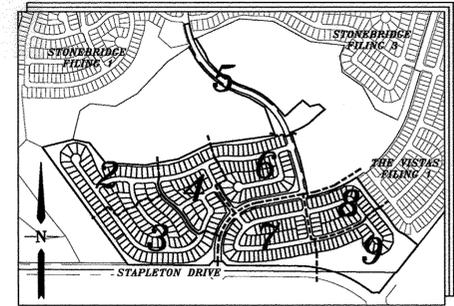
INDEX MAP
N.T.S.

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WINDINGWALK FILING No. 1 AT MERIDIAN RANCH 14220

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



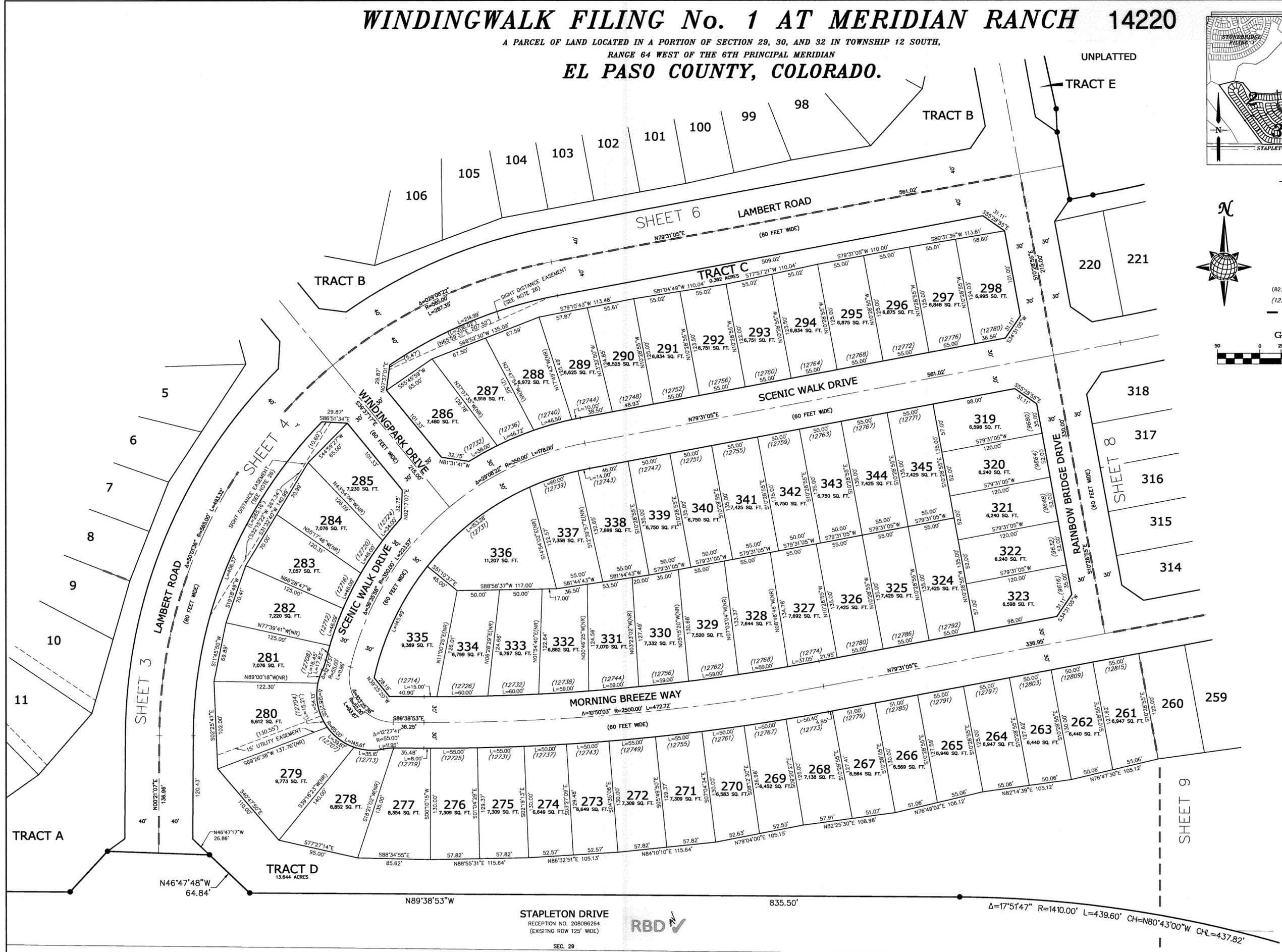
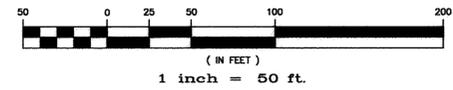
INDEX MAP
N.T.S.



LEGEND

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- ⊙ = 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

GRAPHIC SCALE



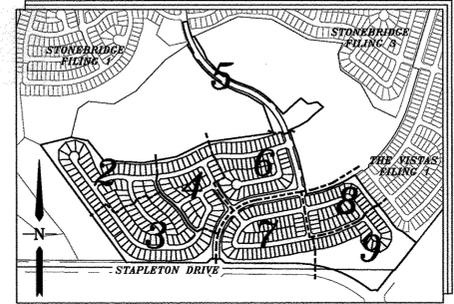
STAPLETON DRIVE
RECEPTION NO. 208086264
(EXISTING ROW 125' WIDE)

SEC. 29
SEC. 32

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

14220

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



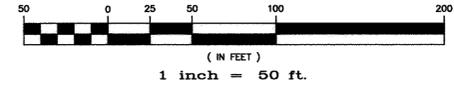
INDEX MAP
N.T.S.

LEGEND

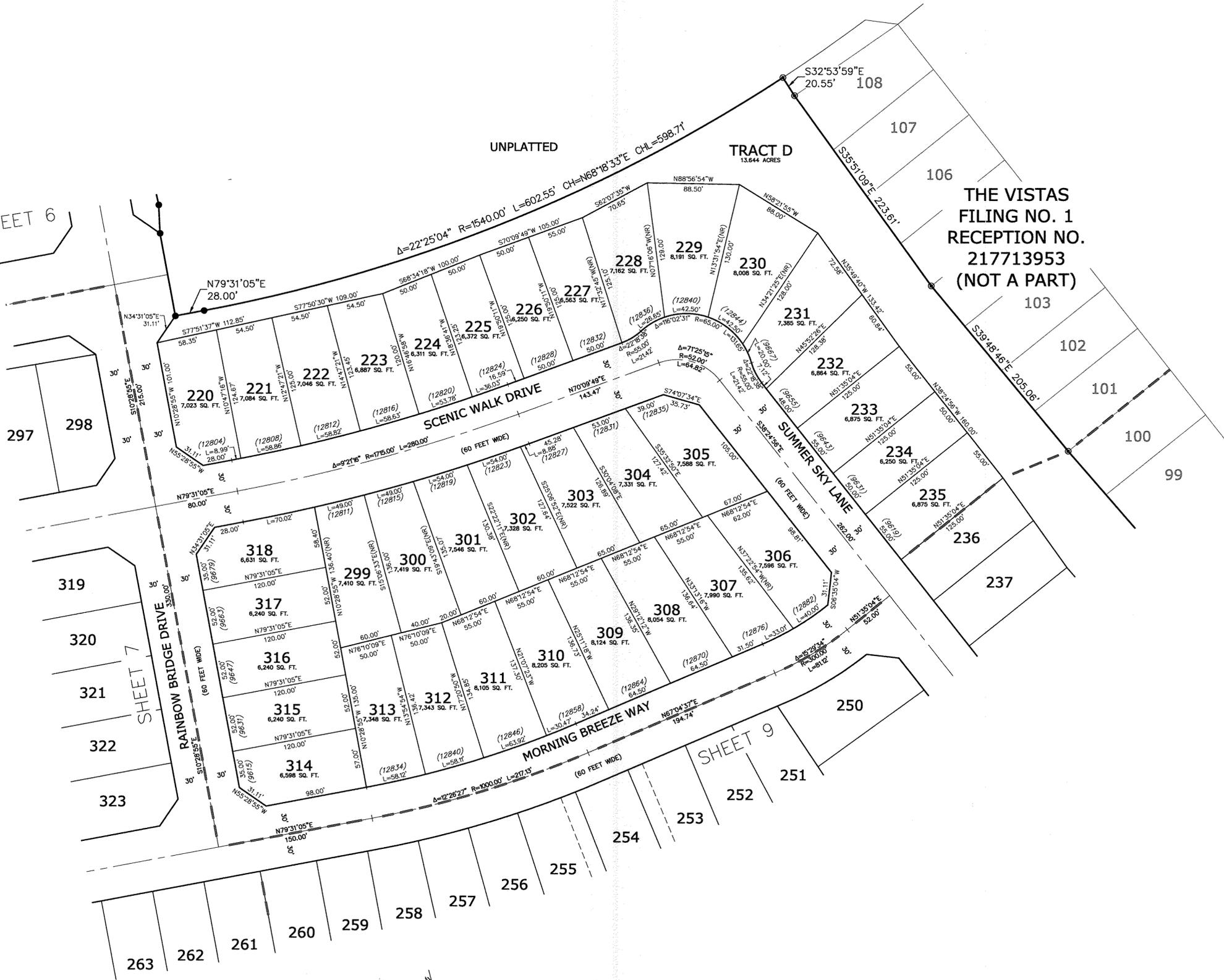
- = MONUMENT AS SHOWN
- ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
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- (12345) = ADDRESS
- = MATCHLINE



GRAPHIC SCALE



SHEET 6



297 298

319
320
321
322
323

263 262 261

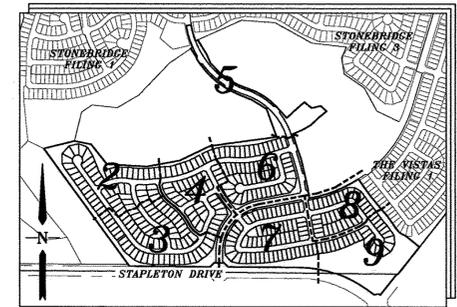
260 259 258 257 256 255

RBD ✓

WINDINGWALK FILING No. 1 14220 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

THE VISTAS
FILING NO. 1
RECEPTION NO.
217713953
(NOT A PART)



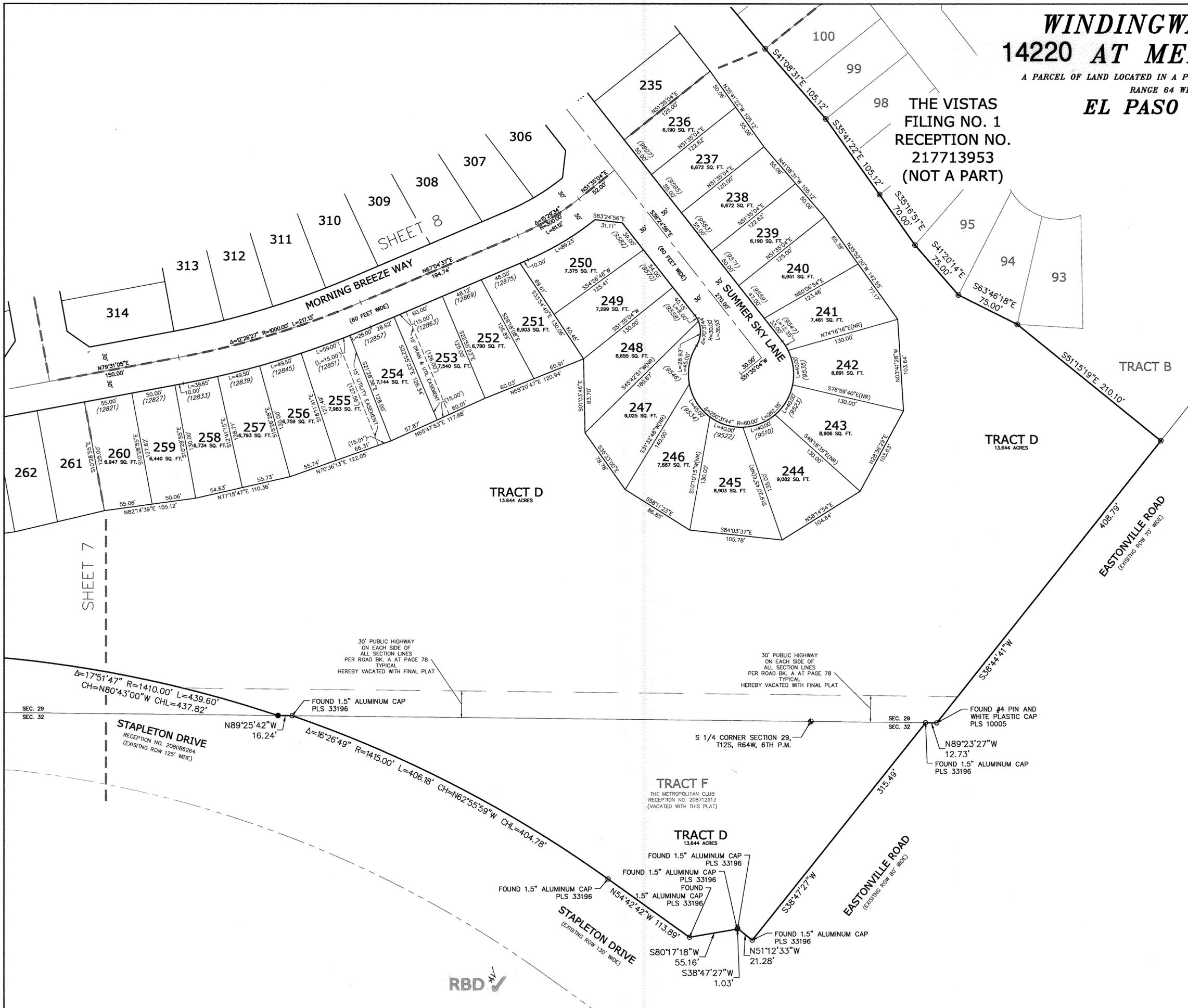
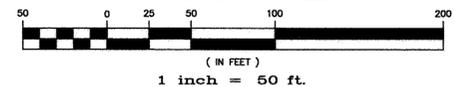
INDEX MAP
N.T.S.

LEGEND

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PLS 34583
- = SET #4 REBAR W/CAP
PLS 34583
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- (12345) = ADDRESS
- = MATCHLINE



GRAPHIC SCALE



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

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

TRACT F
THE METROPOLITAN CLUB
RECEPTION NO. 208712913
(VACATED WITH THIS PLAT)

TRACT D
13.644 ACRES

RBD