

CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T15 R65W, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S89°41'54"W, 5319.46 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, 2018 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015, AND LOMC 19-08-0605P, EFFECTIVE DATE _____ HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON. FIRM ELEVATIONS SHOWN ON THIS PLAT ARE BASED UPON NGVD 1929.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MAY 7, 2019 AT 7:30AM, FILE NO. 64831 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES. NOTE: RESOLUTION NO. 04-507 REGARDING ROAD ORDER, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.
 - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS IN JIMMY CAP CREEK LYING WITHIN SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS.
NOTE: THERE ARE NO DOCUMENTS IN THE LAND RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO, ACCURATELY LOCATING PAST OR PRESENT LOCATION(S) OF THE CENTER THREAD, BANK, BED OR CHANNEL OF THE ABOVE JIMMY CAP CREEK OR INDICATING ANY ALTERATIONS OF THE SAME AS FROM TIME TO TIME MAY HAVE OCCURRED.
 - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE STATE OF COLORADO, THE UNITED STATES OF AMERICA, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER THE WATERS AND PRESENT AND PAST BED AND BANKS OF JIMMY CAMP CREEK.
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT RESERVATION AS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY EASEMENT TO MOUNTAIN VIEW ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492.
 - vi. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 95- 415, GENERAL 109 RECORDED JANUARY 3, 1996 AT RECEPTION NO. 96001104 AND RESOLUTION NO. 96-446, GENERAL -123 RECORDED DECEMBER 20, 1996 AT RECEPTION NO. 96156842.
 - vii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04- 119 (LORSON RANCH AT JIMMY CAMP SKETCH PLAN APPROVAL) RECORDED APRIL 6, 2011 AT RECEPTION NO. 204055084 AND AMENDMENT RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624.
 - viii. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-366 (CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7) RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, AMENDED SERVICE PLAN - RESOLUTION NO. 07-233 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523.
 - ix. (TC#18) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS DISCLOSED BY THE ORDER AND DECREE RECORDED ON DECEMBER 28, 2004 AT RECEPTION NO. 204209874 AND AS AMENDED BY INSTRUMENTS RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056110, RECEPTION NO. 205056116, RECORDED JUNE 17, 2015 AT RECEPTION NO. 215062852, RECORDED MAY 26, 2016 AT RECEPTION NO. 216056939, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960, RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109165.
 - x. (TC#19) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS DISCLOSED BY THE ORDER AND DECREE RECORDED ON DECEMBER 28, 2004 AT RECEPTION NO. 204209875 AND AS AMENDED BY INSTRUMENTS RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111, AT RECEPTION NO. 205056117, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
 - xi. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
 - xii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 19, 2005 AT RECEPTION NO. 205128925. NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869, RESOLUTION NO. 05-336 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189, RESOLUTION NO. 08-228 RECORDED MAY 20, 2008 AT RECEPTION NO. 208057388, RESOLUTION NO. 09-115 RECORDED APRIL 8, 2009 AT RECEPTION NO. 209035762, RESOLUTION NO. 10- 473 RECORDED NOVEMBER 19, 2010 AT RECEPTION NO. 210117602.
 - xiii. (TC#22) THE PROPERTY MAY BE SUBJECT TO 22. THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
 - xiv. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06- 165 (APPROVAL PRELIM PLAN) RECORDED JUNE 1, 2006 AT RECEPTION NO. 206080469.
 - xv. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06- 164 (REZONE) RECORDED JUNE 12, 2006 AT RECEPTION NO. 206086499.

GENERAL PLAT NOTES: (CONT.)

- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NO. 206127024. QUIT CLAIM DEEDS FROM FOUNTAIN MUTUAL IRRIGATION COMPANY RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143884, AT RECEPTION NO. 206143885 AND AT RECEPTION NO. 206143886 PURPORT TO RELINQUISH THE EXISTING EASEMENT TO THE PRESENT PROPERTY OWNERS.
 - xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SANITARY SEWER EASEMENT AGREEMENT RECORDED MAY 14, 2008 AT RECEPTION NO. 2080555334.
 - xviii. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
 - xix. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141033. VACATION OF PORTION OF EASEMENT RECORDED DECEMBER 7, 2015 AT RECEPTION NO. 215131277.
 - xx. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141043. VACATION OF PORTION OF EASEMENT RECORDED FEBRUARY 20, 2013 AT RECEPTION NO. 213022819.
 - xxi. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141153.
 - xxii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141158.
 - xxiii. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141164.
 - xxiv. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND RE-RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
 - xxv. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 12-200 RECORDED JUNE 18, 2012 AT RECEPTION NO. 212069857.
 - xxvi. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MINERAL QUITCLAIM DEEDS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137045, AT RECEPTION NO. 212137046, AT RECEPTION NO. 212137047, AT RECEPTION NO. 212137051, AT RECEPTION NO. 212137058, AT RECEPTION NO. 212137059 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159.
 - xxvii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213052476.
 - xxviii. (TC#37) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578 AND AS AMEND BY INSTRUMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140853.
 - xxix. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18- 038 RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218009074 AND LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
 - xxx. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO.
 - xxxi. (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 19-51, RECORDED FEBRUARY 13, 2019 AT RECEPTION NO. 219015418.
 - xxxii. (TC#41) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUD DEVELOPMENT AND PRELIMINARY PLAN RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020279.
 - xxxiii. (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH CROSSING AGREEMENT, RECORDED MARCH 6, 2019 AT RECEPTION NO. 219023135.
 - xxxiv. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED MARCH 27, 2019 AT RECEPTION NO. 219031048.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
 7. ALL DEVELOPMENT WITHIN "CREEKSIDE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CREEKSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 219020279, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
 8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

GENERAL PLAT NOTES: (CONT.)

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. 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 UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CREEKSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. 219020279.
17. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "SOILS AND GEOLOGY REPORT FOR CREEKSIDE AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON AUGUST 10, 2018 AND REVISED ON OCTOBER 16, 2018. THERE ARE NO SIGNIFICANT SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXIST RELATED TO THE POTENTIAL FOR EXPANSIVE OR HYDROCOMPACTIVE SOILS. THE GEOLOGIC CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES.
22. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO CONSTRUCTION ON ALL LOTS. IN ADDITION TO PROVIDING ANTICIPATED FOUNDATION DESIGN RECOMMENDATIONS, THESE INVESTIGATIONS SHOULD ALSO CONSIDER LOT-SPECIFIC RECOMMENDATIONS RELATING TO THE FOLLOWING GEOLOGIC CONDITIONS:
MITIGATION FOR LOOSE AND/OR EXPANSIVE SOIL CONDITIONS (IF ENCOUNTERED) AND POTENTIAL SHALLOW GROUNDWATER CONDITIONS AND FEASIBILITY OF UNDERSLAB DRAINS.
23. AT A MINIMUM, SEPARATE SUBSURFACE PERIMETER DRAINS SHOULD BE PROVIDED AROUND THE BELOW-GRADE (HABITABLE) PORTIONS OF EACH FOUNDATION. ADDITIONAL DRAINAGE MEASURES MAY ALSO BE REQUIRED AS DETERMINED BY THE LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION AND/OR THE LOT-SPECIFIC EXCAVATION OBSERVATION PERFORMED AT THE TIME OF CONSTRUCTION.
24. SOIL AND GEOLOGY CONDITIONS: THERE ARE NO SIGNIFICANT GEOLOGIC HAZARDS, HOWEVER THE POTENTIAL CONSTRAINTS THAT DO EXIST ARE THE POTENTIAL FOR:
EXPANSIVE AND/OR HYDROCOMPACTIVE SOIL AND UNCONTROLLED FILL.
THE FOLLOWING LOTS HAVE BEEN IMPACTED BY THE GEOLOGIC CONDITIONS: 7-11, 20-25, 97, 103-109, 175-177, 184-187, 192 AND 193.
MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE GEOLOGY AND SOILS REPORT, CREEKSIDE AT LORSON RANCH, FILING NO. 1, EL PASO COUNTY, COLORADO PREPARED BY RMG - ROCKY MOUNTAIN GROUP, JOB NO. 164808, LAST DATED OCTOBER 16, 2018 IN FILE PUDSP-18-005 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED: 07/11/2019

PCD FILE NUMBER SF-19-XXX

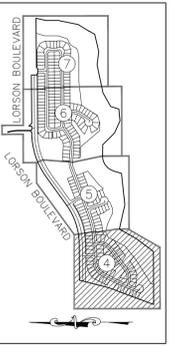


102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

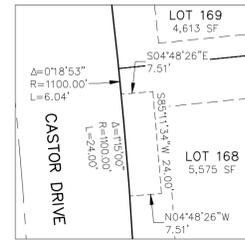
SHEET 2 OF 7

CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE



MAIL KIOSK EASEMENT DETAIL KE-1
LOT 168
SCALE: 1" = 20'

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	33.32	S2512'00"W

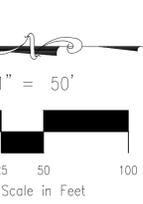
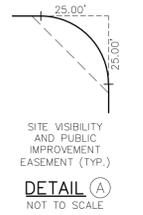
RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	21.03	S0024'02"E
RL2	21.44	S0024'02"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00	29°31'03"	28.33
C2	35.00	56°28'43"	34.50
C3	35.00	14°03'00"	8.58
C4	1025.00	1°11'52"	21.43
C5	225.00	1°32'44"	6.07
C6	225.00	8°05'53"	31.80
C7	175.00	9°55'38"	30.32
C8	175.00	1°10'54"	3.61
C9	225.00	7°04'56"	27.81
C10	225.00	5°12'32"	20.46
C11	225.00	5°04'05"	19.90

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	35.00	70°31'44"	43.08
RC2	15.00	90°20'58"	23.65
RC3	15.00	89°28'33"	23.42
RC4	15.00	90°00'00"	23.56
RC5	15.00	90°00'00"	23.56
RC6	15.00	90°00'00"	23.56
RC7	15.00	88°27'09"	23.16

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N82°19'08"E
(R)2	S07°14'57"W
(R)3	N42°30'30"W
(R)4	N68°57'36"W

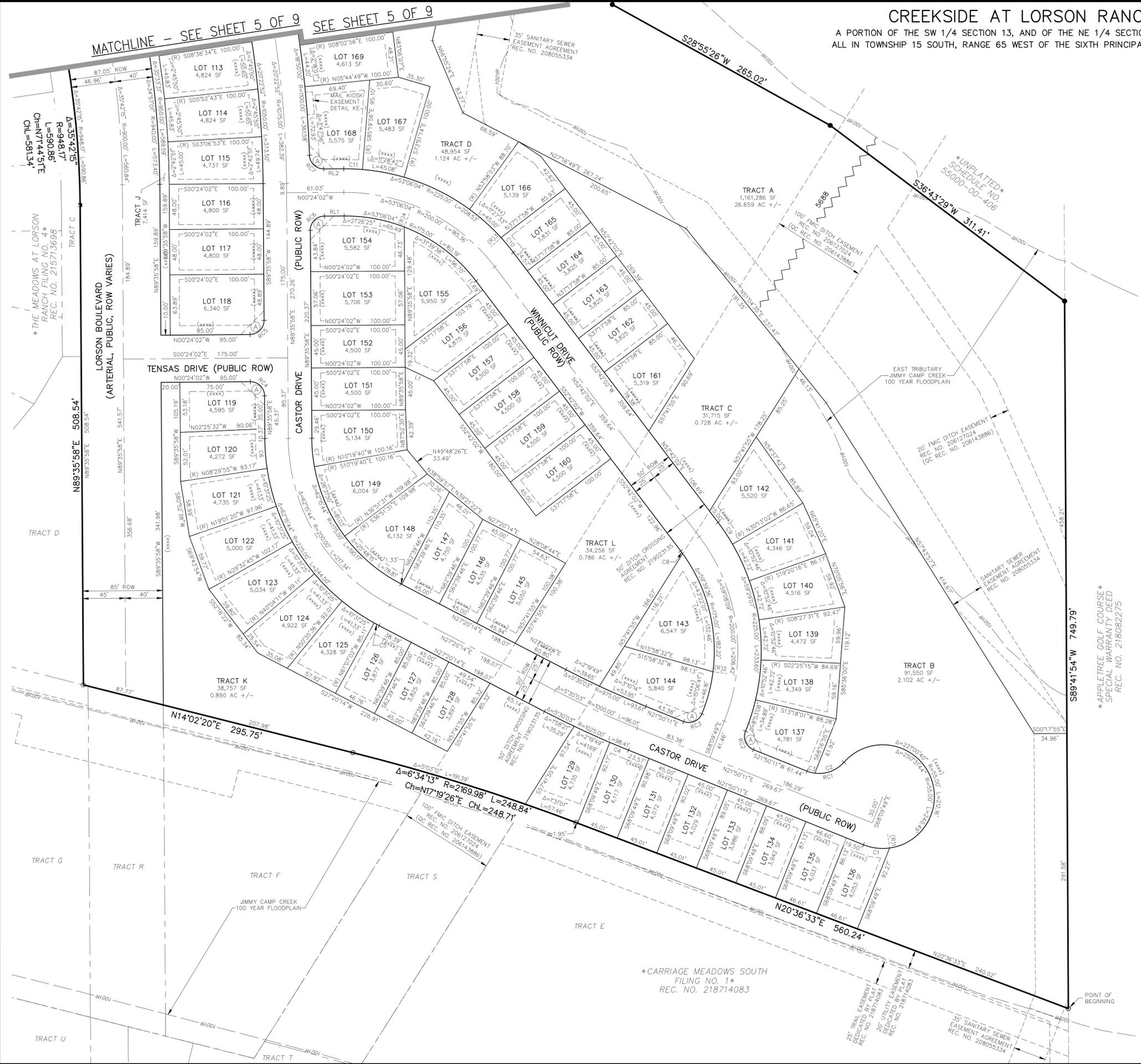
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25966"
 - ▲ FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
 - 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL
 - 5688 FEMA FIRM FLOODPLAIN ELEVATION
 - - - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED: 07/11/2019



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

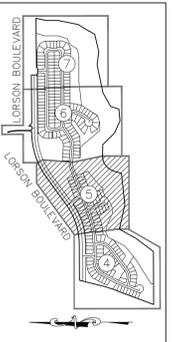


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CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 6 OF 7



SHEET INDEX
NOT TO SCALE



RADIAL BEARING TABLE

LINE #	BEARING
(R)5	N45°05'38"E
(R)6	N76°39'52"W
(R)7	S54°18'32"W
(R)8	N21°58'06"E
(R)9	S57°13'29"W

LOT & TRACT LINE TABLE

LINE #	DISTANCE	BEARING
L2	12.73	S20°46'53"E

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL3	23.24	S20°46'53"E
RL4	23.24	S20°46'53"E
RL5	14.17	S80°45'14"E
RL6	14.17	S09°01'16"W

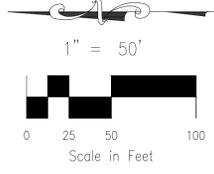
LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C12	1050.00	1°04'57"	19.84
C13	1100.00	1°13'20"	23.46
C14	55.00	24°07'29"	23.16
C15	35.00	23°16'43"	14.22
C16	35.00	47°15'01"	28.86
C17	225.00	3°04'38"	12.08

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC8	15.00	90°00'00"	23.56
RC9	15.00	90°00'00"	23.56
RC10	35.00	70°31'44"	43.08
RC11	15.00	90°00'00"	23.56
RC12	15.00	90°00'00"	23.56

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25966"
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FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED: 07/11/2019



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 7 OF 7

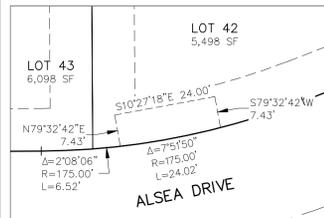
LINE #	DISTANCE	BEARING
L3	11.11	S00°24'02"E
L4	10.00	N00°31'00"W
L5	31.90	S69°50'08"W
L6	20.66	N76°32'28"W

LINE #	DISTANCE	BEARING
RL7	32.20	N21°05'21"W
RL8	32.20	N21°05'21"W
RL9	24.87	N00°24'02"W

CURVE #	RADIUS	DELTA	LENGTH
RC13	225.00	3°06'04"	12.18
RC14	15.00	80°24'21"	21.05
RC15	15.00	80°24'21"	21.05
RC16	225.00	11°05'40"	43.57
RC17	60.00	2°33'23"	24.67
RC18	27.00	90°00'00"	42.41
RC19	60.00	2°33'24"	24.67
RC20	15.00	90°00'00"	23.56
RC21	15.00	90°00'00"	23.56
RC22	35.00	70°31'44"	43.08

CURVE #	RADIUS	DELTA	LENGTH
C18	225.00	5°52'04"	23.04
C19	225.00	0°48'59"	3.21
C20	175.00	1°20'36"	4.10
C21	225.00	1°14'38"	4.88
C22	225.00	7°57'59"	31.28
C23	60.00	2°33'26"	24.69
C24	60.00	34°28'40"	36.11
C25	60.00	14°36'07"	15.29
C26	175.00	3°59'14"	12.18
C27	225.00	2°21'41"	9.27
C28	175.00	7°29'07"	22.86
C29	175.00	11°00'32"	33.62
C30	35.00	49°41'57"	30.36
C31	35.00	20°49'46"	12.72
C32	55.00	27°00'56"	25.93
C33	55.00	18°51'47"	18.11
C34	225.00	2°24'48"	9.48

LINE #	BEARING
(R)10	N85°36'44"E
(R)11	S08°33'15"W
(R)12	S02°45'44"E
(R)13	N07°18'44"W
(R)14	S32°45'18"E

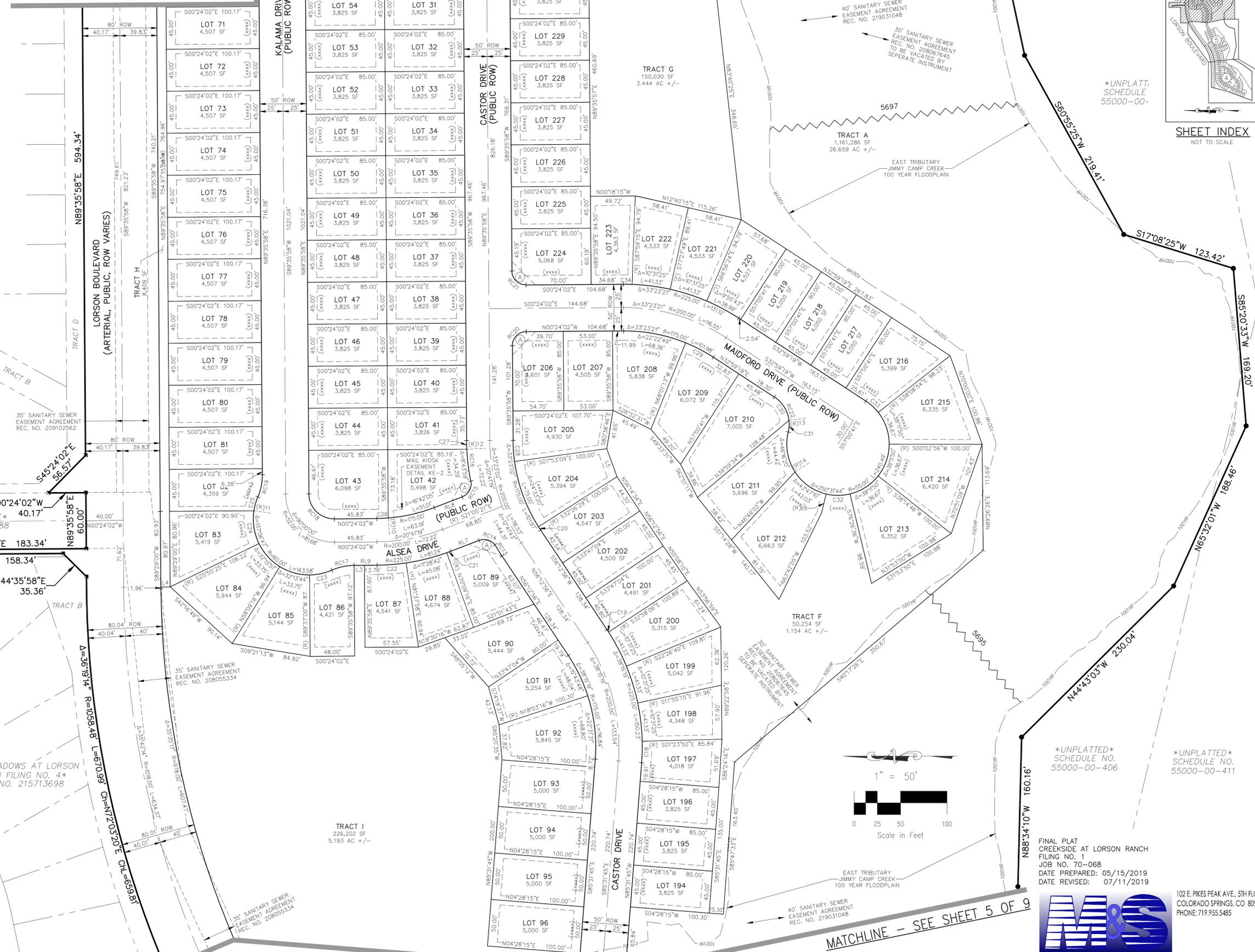


MAIL KIOSK EASEMENT DETAIL KE-2
LOTS 42
SCALE: 1" = 20'

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
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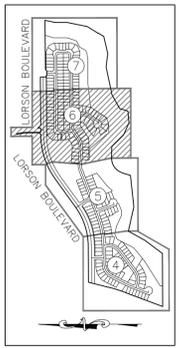
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MATCHLINE - SEE SHEET 7 OF 7

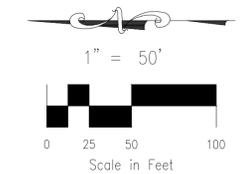


MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9



SHEET INDEX
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UNPLATTED SCHEDULE NO. 55000-00-406

UNPLATTED SCHEDULE NO. 55000-00-411

FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
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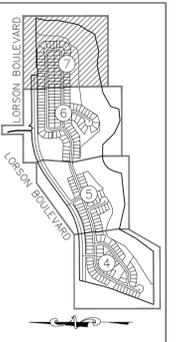


102 E. PIKES PEAK AVE., 5TH FLOOR
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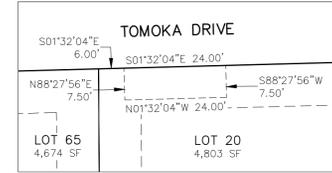
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SHEET INDEX
NOT TO SCALE



LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C35	60.00	13°47'41"	14.45
C36	60.00	91°7'02"	9.72
C37	60.00	14°16'21"	14.95
C38	60.00	2°25'41"	2.54
C39	60.00	20°18'07"	21.26
C40	60.26	23°45'04"	24.98
C41	60.00	4°23'16"	4.59
C42	60.00	18°20'31"	19.21

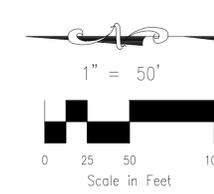
RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC25	60.00	23°33'23"	24.67
RC26	27.00	88°51'59"	41.88
RC27	60.00	23°33'23"	24.67
RC28	60.00	22°43'47"	23.80
RC29	27.00	91°08'01"	42.95
RC30	60.00	22°43'47"	23.80

RADIAL BEARING TABLE

LINE #	BEARING
(R)15	N10°09'45"W
(R)16	S77°15'43"E
(R)17	N86°02'16"E
(R)18	S89°29'13"W
(R)19	N17°41'17"W
(R)20	S17°56'29"W

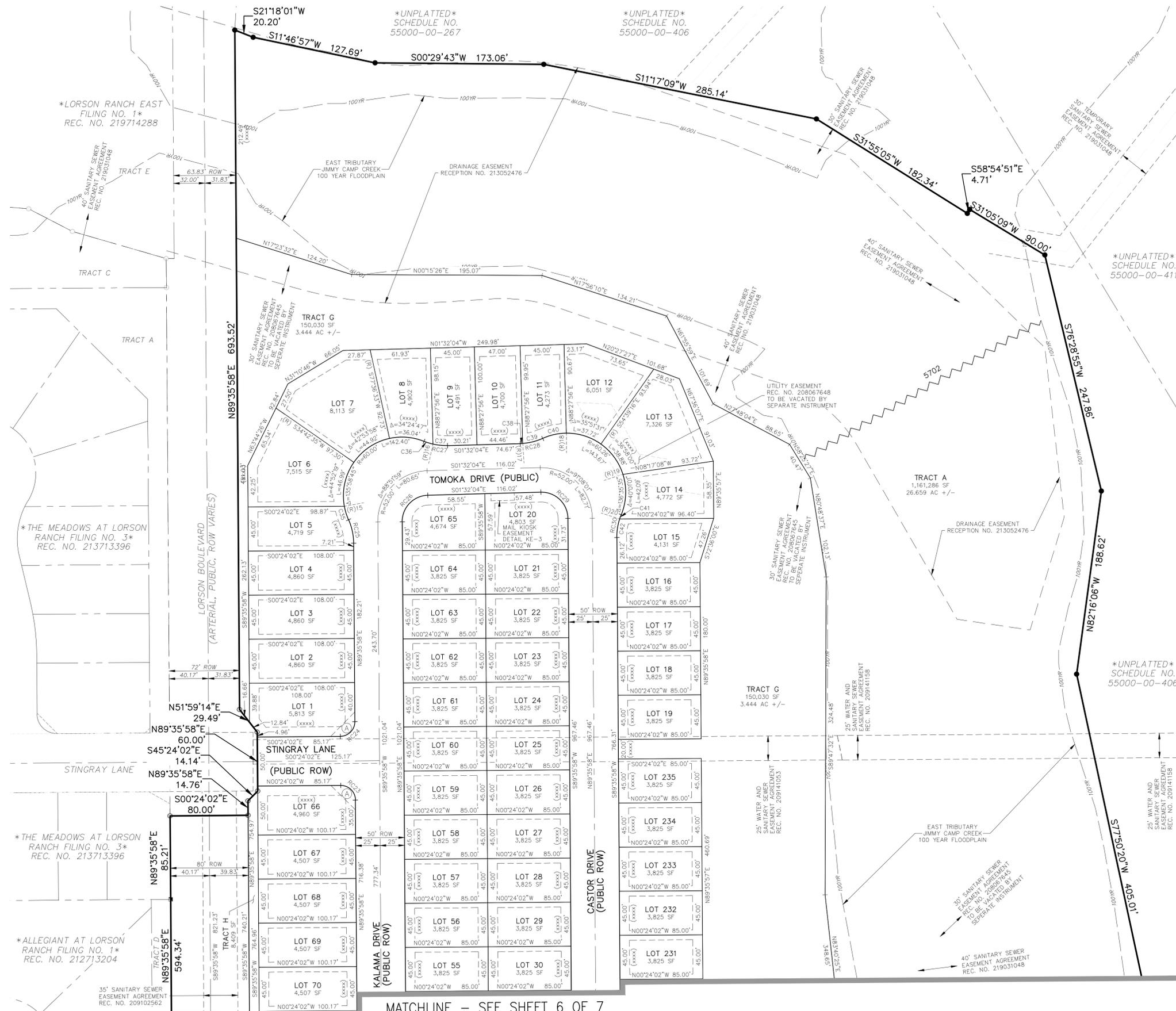
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