THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.

KNOW ALL MEN BY THESE PRESENTS:

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELODY HOMES, INC., A DELAWARE CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
- 2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- 3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
- 4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT;
- 5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE:
- 6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- 7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
- 8) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 11) THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
- 12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 15) THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
- 16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- 17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- 18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- 19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- 20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;

THENCE S71°00'13"E A DISTANCE OF 278.84 FEET TO A POINT OF CURVE; THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87

FEET BEARS S81°00'56"E TO A POINT OF TANGENT;

THENCE N88°58'20"E A DISTANCE OF 260.16 FEET; THENCE N43°58'20"E A DISTANCE OF 7.07 FEET;

THENCE N88°58'20"E A DISTANCE OF 50.00 FEET

THENCE S46°01'40"E A DISTANCE OF 7.07 FEET;

THENCE N88°58'20"E A DISTANCE OF 457.00 FEET;

THENCE S01°01'40"E A DISTANCE OF 20.00 FEET;

THENCE N88°58'20"E A DISTANCE OF 289.60 FEET TO THE EAST LINE THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;

THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 91.50 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.:

THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST

QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;

THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;

THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;

THENCE N60°34'17"W A DISTANCE OF 40.00 FEET;

THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;

THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;

THENCE N88°30'10"W A DISTANCE OF 44.27 FEET THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;

THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W TO A POINT OF TANGENT; THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;

THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W;

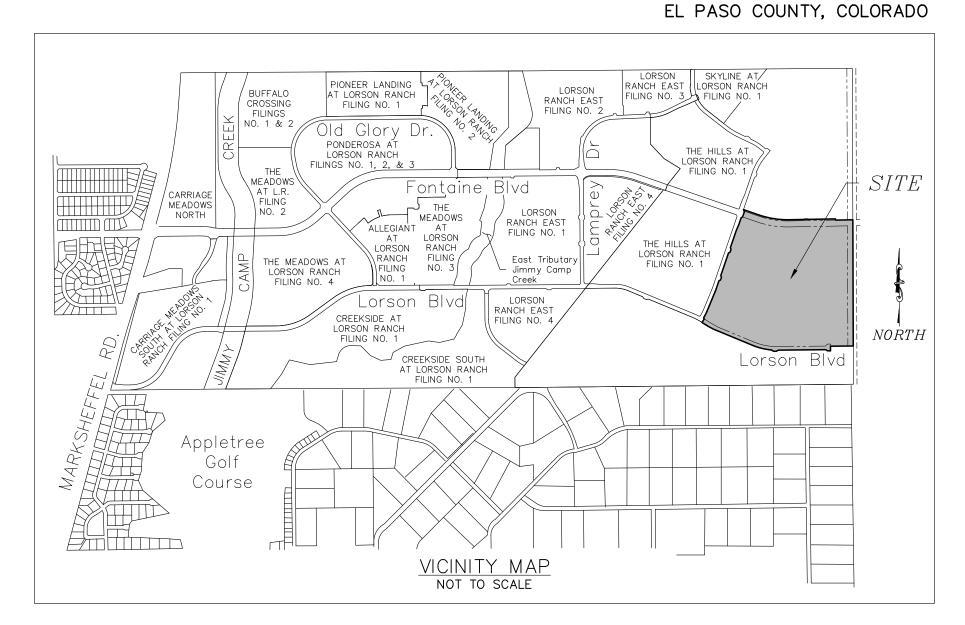
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,696,623 SQUARE FEET (107.820 ACRES, MORE OR LESS).

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



OWNERS CERTIFICATE:

ATTEST:

COUNTY OF

SECRETARY/TREASURER

STATE OF COLORADO

ACKNOWLEDGED BEFORE ME THIS DAY OF

MELODY HOMES, INC, A DELAWARE CORPORATION

BILL CARLISLE, VICE PRESIDENT, FOR:

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

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, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE RIDGE AT LORSON RANCH FILING NO. 1". 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 HERON 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.

LOVE IN ACTION	OWNER ADDRESS:	TRALON HOMES, LLC	OWNER ADDRESS:
	212 N. WAHSATCH AVENUE SUITE 301 COLORADO SPRINGS, CO 80903 PHONE: (719) 635-3200		212 N. WAHSATCH AVEN SUITE 201 COLORADO SPRINGS, C PHONE: (719)282-581
BY: JEFF MARK, AUTHORIZED SIGNER, FOR: LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATIO	N	BY: JEFF MARK, PRESIDENT, FOR: TRALON HOMES LLC, A COLORADO LIMITED LIABILITY CO	MPANY
ATTEST:	<u> </u>	ATTEST:	
SECRETARY/TREASURER		SECRETARY/TREASURER	
STATE OF COLORADO) ss		STATE OF COLORADO) ss COUNTY OF EL PASO)	
ACKNOWLEDGED BEFORE ME THIS DAY OF JEFF MARK, AUTHORIZED SIGNER, FOR: LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATIO		ACKNOWLEDGED BEFORE ME THIS DAY OF JEFF MARK, PRESIDENT, FOR: TRALON HOMES LLC, A COLORADO LIMITED LIABILITY CO	
WITNESS MY HAND AND OFFICIAL SEAL:		WITNESS MY HAND AND OFFICIAL SEAL:	
MY COMMISSION EXPIRES:		MY COMMISSION EXPIRES:	
NOTARY PUBLIC:		NOTARY PUBLIC:	
MELODY HOMES, INC.	OWNER ADDRESS: MELODY HOMES, INC. 9555 S. KINGSTON COURT #200 ENGLEWOOD, CO 80112 PHONE: (303) 488-0081		
BY: BILL CARLISLE, VICE PRESIDENT, FOR: MELODY HOMES, INC. A DELAWARE CORPORATION	_		

, 2022, A.D. BY

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 SEPTEMBER 23, 2021 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 ______, 2022.

VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 212 N. WAHSATCH AVE., STE. 305

COLORADO SPRINGS, COLORADO 80903

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 THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE RIDGE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS , 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY

CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

535 LOTS 63.407 ACRES 58.81% PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL 12 TRACTS 16.323 ACRES 15.14% AND RECORDED IN THE EL PASO COUNTY CLERK AND RIGHTS-OF-WAY 28.090 ACRES 26.05% RECORDER RECORDS AT RECEPTION NUMBER 107.820 ACRES 100.00%

EL PASO COUNTY ASSESSOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

COUNTY OF EL PASO

DEPUTY

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE

AT _____ O'CLOCK ___.M., THIS _____ DAY OF _ AND IS DULY RECORDED UNDER RECEPTION NUMBER

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER SURCHARGE:

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

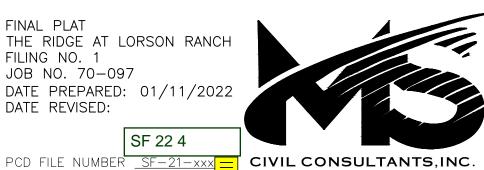
STATE OF COLORADO) COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: NOTARY PUBLIC:

FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED:



COLORADO SPRINGS, CO 8090 PHONE: 719.955.5485

SHEET 1 OF 10

TRACT TABLE

DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC

\$ 928,144.00

\$ 342,321.00

\$ 43,418.00

verify w / Parks

comments

UTILITIES/LANDSCAPING/OPEN SPACE

JTILITIES/LANDSCAPING/OPEN SPACE

UTILITIES/LANDSCAPING/OPEN SPACE

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UTILITIES/LANDSCAPING/OPEN SPACE

UTILITIES/LANDSCAPING/OPEN SPACE

DRAINAGE/DETENTION POND/PUBLIC

IMPROVEMENT/PUBLIC UTILITY/

LANDSCAPING/OPEN SPACE

FUTURE RIGHT-OF-WAY

OWNERSHIP/

MAINTENANCE

LRMD/LRMD

CREDITS

CREDITS

SCHOOL FEES must some partial at reception No. 212042 70

TRACT

(ACRES)

0.470

0.205

0.607

0.361

0.296

8.041

4.136

0.857

0.367

0.093

0.615

0.275

16.323

LRMD = LORSON RANCH METROPOLITAN DISTRICT

TOTAL

SUMMARY:

FEES:

JIMMY CAMP CREEK

JIMMY CAMP CREEK

JIMMY CAMP CREEK

BASIN BRIDGE FEE:

REGIONAL PARK FEE:

URBAN PARK FEE:

SURETY FEE:

BASIN DRAINAGE FEE:

SF 22 4

- 2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 4, 2022 AT 8:00AM, FILE NO. 213287, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- (TC#9) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 06, 2004 AT RECEPTION NO. 204055084
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056119. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197517, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197524, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209878 AND APRIL 21, 2005 AT RECEPTION NO. 205056120. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408. RESOLUTION NO. 12-196 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.
- vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO.
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-426 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207028942.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.

GENERAL PLAT NOTES: (CONT.)

- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER: COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013. RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-493 REGARDING APPROVAL OF THE RIDGE AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-21-006) RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 221231432.
- 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 RANGE 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- -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 "THE RIDGE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES. AS RECORDED AT , OF THE RECORDS OF THE EL PASO COUNTY CLERK RECEPTION NO. 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.
- 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 LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCTIONS. 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS 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.MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:

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.

GENERAL PLAT NOTES: (CONT.)

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE RIDGE 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.

THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M. EL PASO COUNTY, COLORADO

- 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
- MAND EASEMENT REGORDED UNDER REGERTION NO CONTROL OF THE CORDED UNDER REGERTION NO CONTROL OR CONTROL OF THE CORDED UNDER REGERTION NO CONTROL OR CONTROL OF THE CORDED UNDER REGERTION NO CONTROL OR CONTROL OF THE CORDED UNDER REGERTION NO CONTROL OF THE CORDED UNDER REGERTION NO CONTROL OR CO 16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO.
- 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. -, 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 THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE RIDGE 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 STUDY, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP DATED MARCH 22, 2021, REVISED JULY 2, 2021, JOB NO. 175706) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/ PRELIMINARY PLAN FILE (PUDSP- ← -) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS add the GEO note from the prelim plan THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE to this please- See PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS, FAULTS, SEISMICITY, CGS comments and RADON, EROSION, STEEP SLOPES, AND FILL SOILS. THESE GEOLOGIC AND requested (Note will ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
- 22. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO.
- 23. ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS A, B, C, E, K, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN THE RIDGE AT LORSON RANCH FILING NO. 1.
- 24. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION
- 25. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
- 26. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
- 27. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY:
- add the reception number please for this Parks Lands Agreement 28. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO.

FLOODPLAIN NOTE: See plat note 2.

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

GEOLOGY & SOILS:

Detention Pond

Agreement note for

this filing (it wasnt

recorded w pudsp

because language

i could get with this

to back)

change color, add file

add to note as

become lengthy)

PUDSP 21 6

was wrong- CAO said

plat since it was back

Note 7 and note 16

are one in same

combine

PUDSP- 21-6

Maintenance

A "GEOLOGY AND SOILS REPORT, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JULY 2, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 134 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, FAULTS AND SEISMICITY, RADON, AND EROSION. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. BEDROCK CAN BE EXCAVATED USING TYPICAL CONSTRUCTION EQUIPMENT, EXTERIOR, PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILT - ION INTO THE SUBSURFACE SOIL.

construction, lot-specific subsurface soil investigations are required for sitespecific foundation design and other engineering aspects related to development. Also, the geologic constraints listed in Note 21 of the Final Plat (MS Civil Consultants, Inc., January 11, 2022) and Item 6 of the Final Plat Criteria in the Letter of Intent (Matrix Design Group, undated) should be updated to include the constraints listed in RMG's report (page 14). Hydrocompactive soils, steep slopes, and fill soils were indicated in the Final Plat and Letter of Intent, however, these hazards/constraints were not identified in RMG's investigation.

As noted on page 19 of RMG's report, "A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface." RMG did not encounter groundwater in their borings during drilling. As noted by RMG (page 19), "depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of the open excavation observations, additional subsurface drainage systems may be recommended." CGS agrees with RMG that "surface and subsurface drainage systems should be implemented" and that "Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces.

4. Some of the test borings in FIG-2 of RMG's report are not labeled or missing (i.e., D-52 to D-58, D-61 to D-65, D-67 to D-70).

5. The Geotechnical Report Note on the Grading Plans (CORE, December 2021) should be updated to include RMG's most recent revision (July 2, 2021).

> FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED:

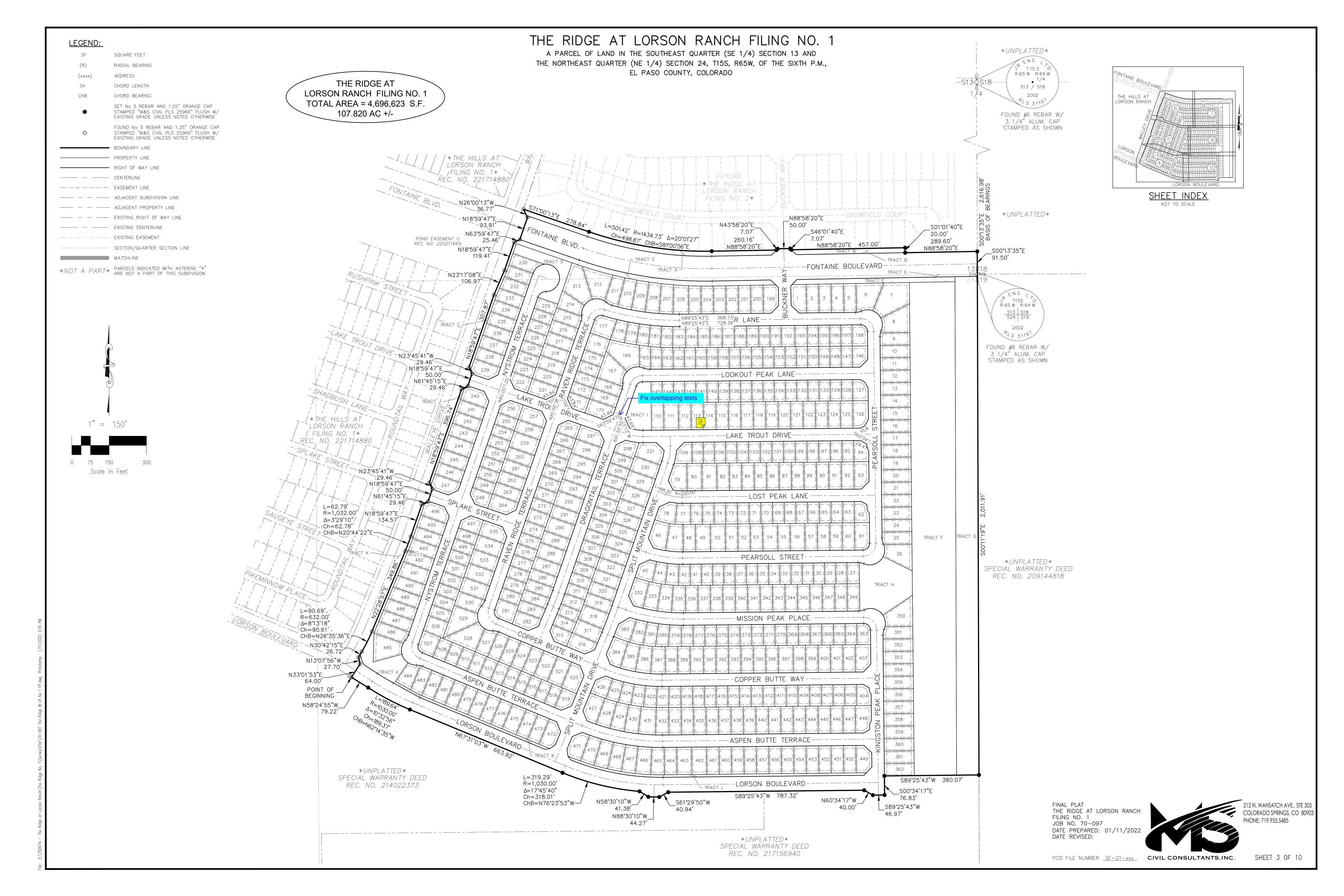
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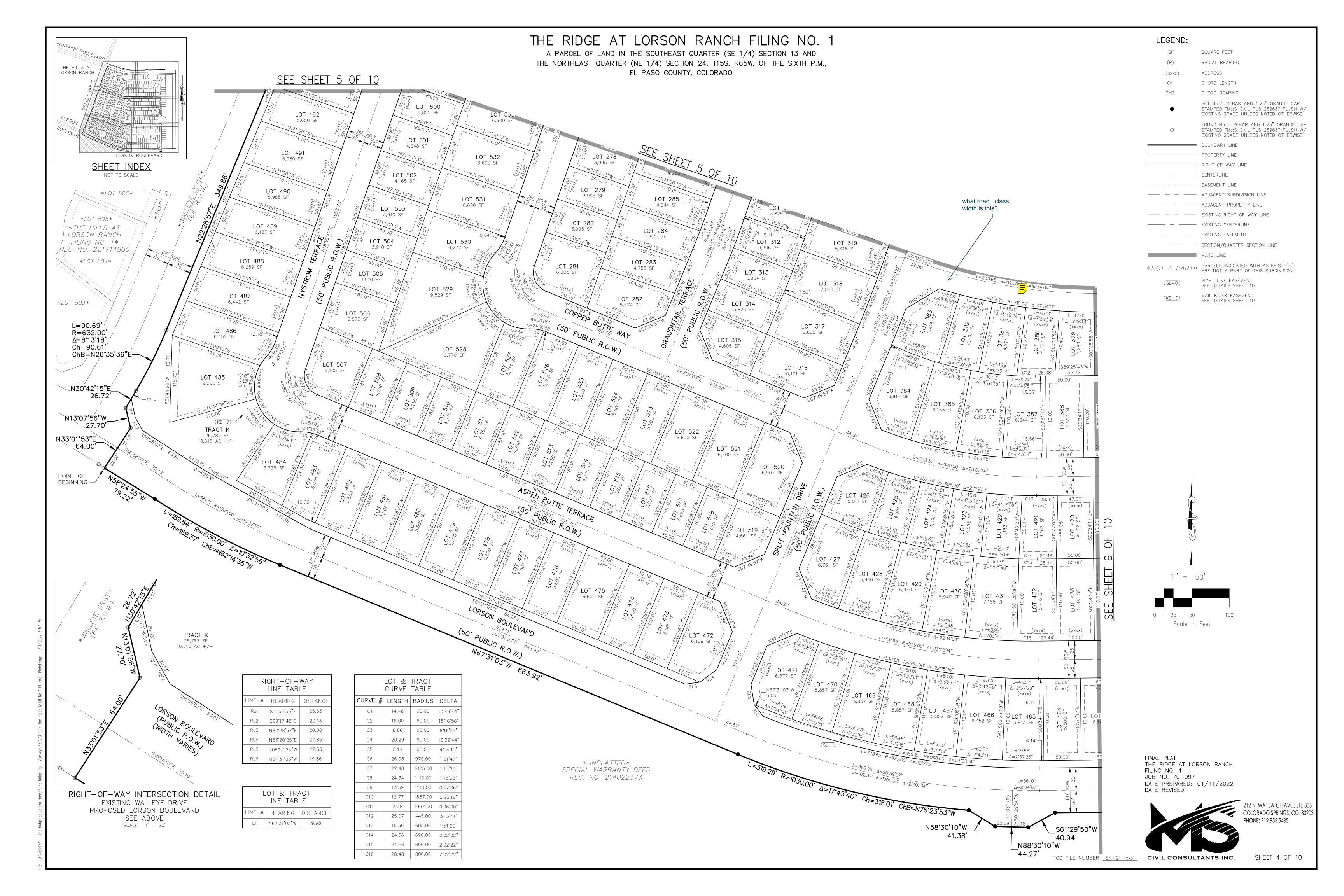


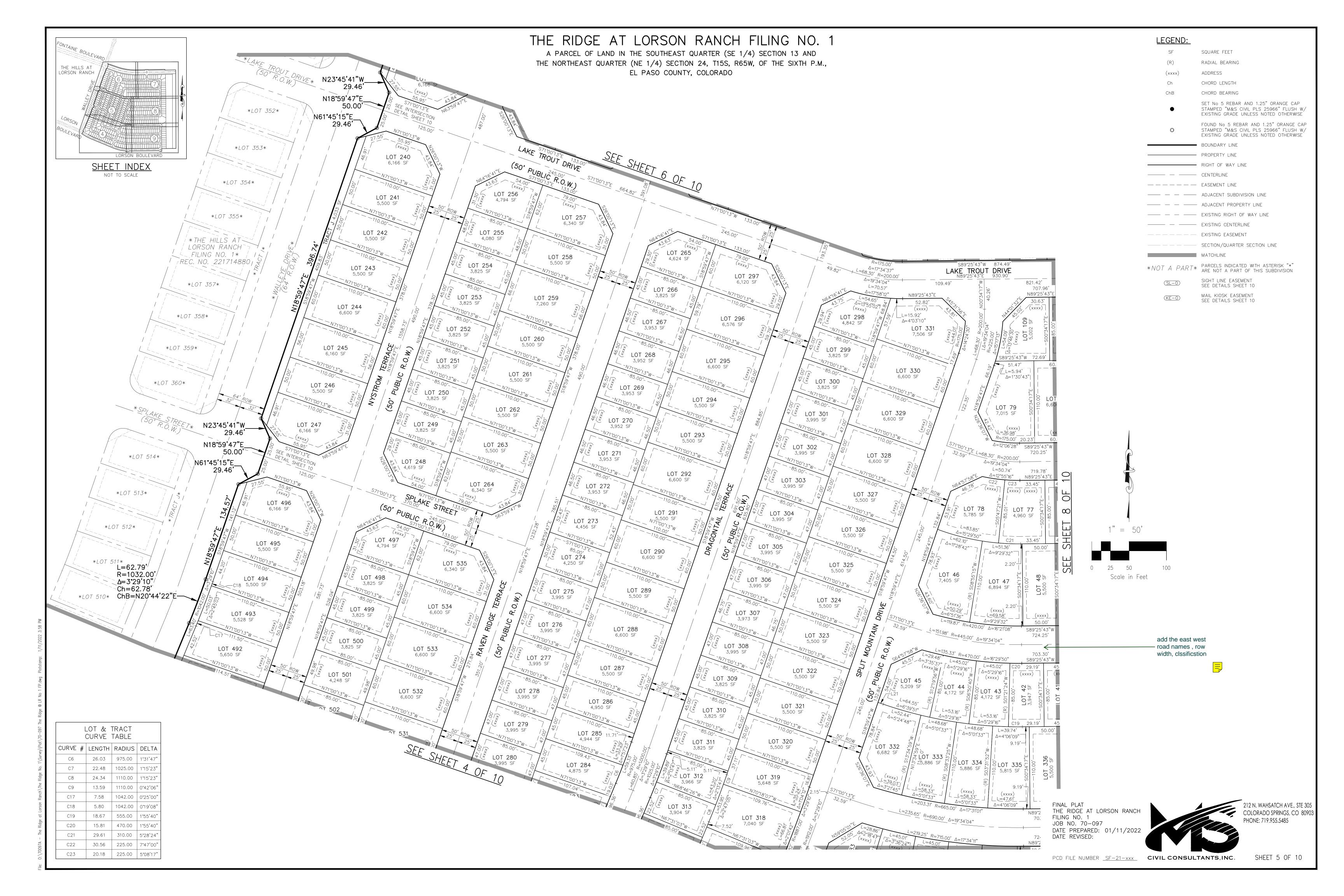
COLORADO SPRINGS, CO 8090 PHONE: 719.955.5485

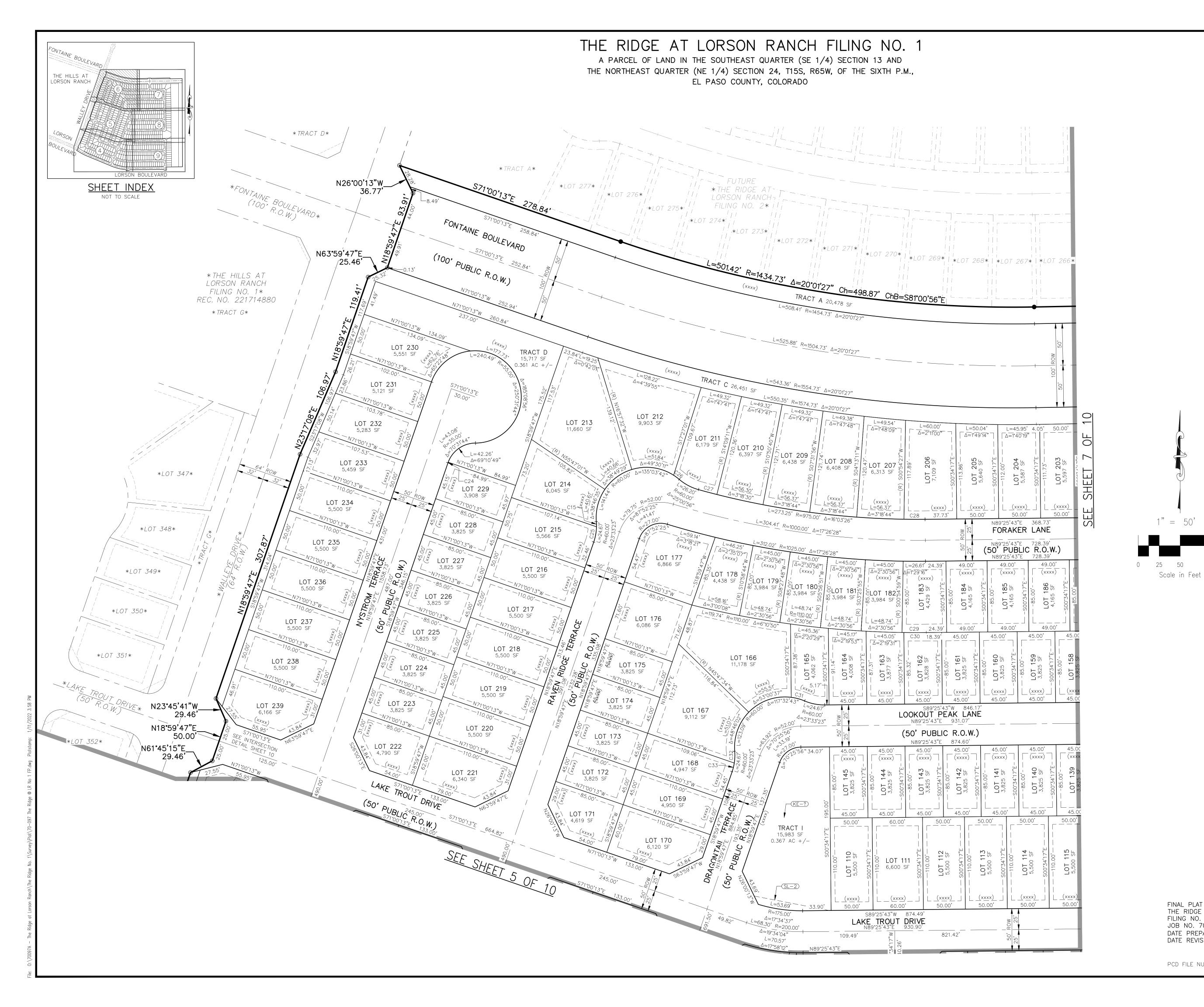
SF 22 4 all pages

SHEET 2 OF 10









LEGEND:

SQUARE FEET RADIAL BEARING ADDRESS CHORD LENGTH CHORD BEARING

SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

BOUNDARY LINE ----- PROPERTY LINE ----- CENTERLINE

— — — — — EASEMENT LINE

---- - ADJACENT SUBDIVISION LINE ----- ADJACENT PROPERTY LINE

---- - EXISTING RIGHT OF WAY LINE ——— — EXISTING CENTERLINE

----- SECTION/QUARTER SECTION LINE

MATCHLINE

---- EXISTING EASEMENT

NOT A PART PARCELS INDICATED WITH ASTERISK "*"
ARE NOT A PART OF THIS SUBDIVISION

SIGHT LINE EASEMENT SEE DETAILS SHEET 10

MAIL KIOSK EASEMENT (KE-0)SEE DETAILS SHEET 10

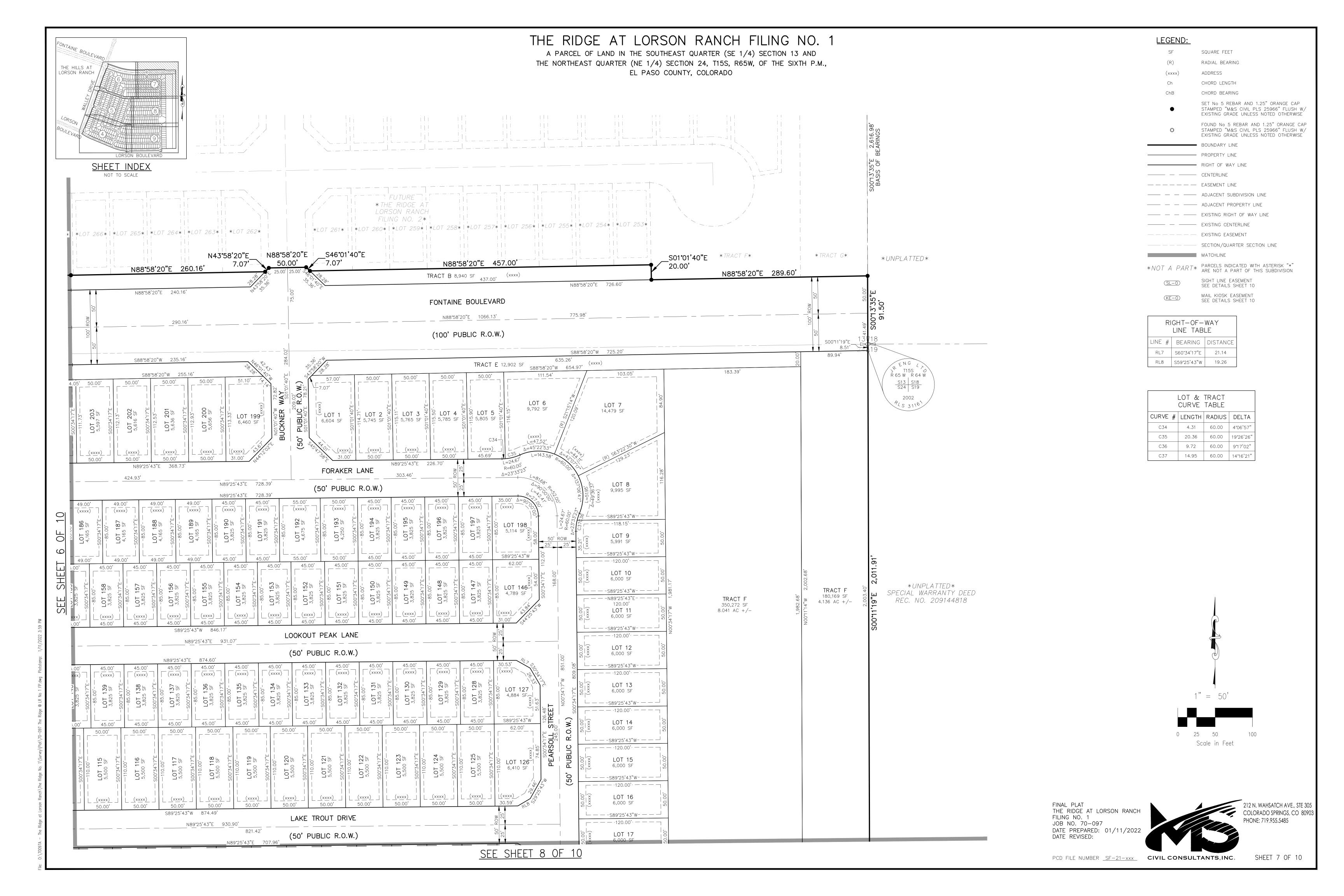
LOT & TRACT

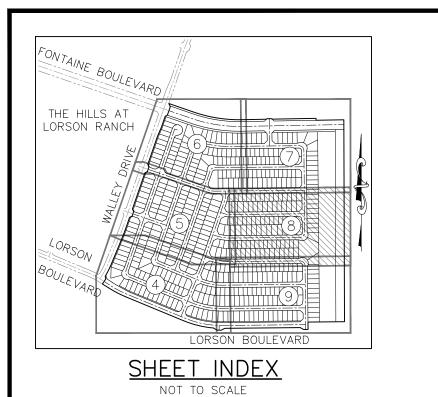
CURVE #	LENGTH	RADIUS	DELTA
C25	18.59	60.00	17°44'53"
C26	8.33	60.00	7°57'26"
C27	22.68	975.00	1°19'59"
C28	25.16	975.00	1°28'43"
C29	28.82	1110.00	1°29'16"
C30	26.61	1110.00	1°22'26"
C31	16.51	60.00	15°46'04"
C32	14.06	60.00	13°25'35"
C33	10.61	60.00	10°07'48"

FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED:



SHEET 6 OF 10 PCD FILE NUMBER <u>SF-21-xxx</u> **CIVIL CONSULTANTS,INC**.





821.42'

THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

— — — −S89°25'43"W− — — —

LOT 17 6,000 SF

— — — -S89°25'43"W- — —

__ _ _ _ - 120.00'- _ _ _ _

— — — -120.00'- — — —

SEE SHEET 7 OF 10

SEE SHEET 9 OF 10

3LOT 97

47.00'

ழ் 3,995 SF !



SQUARE FEET RADIAL BEARING ADDRESS CHORD LENGTH

SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

CHORD BEARING

FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

BOUNDARY LINE ------ PROPERTY LINE RIGHT OF WAY LINE

— — — — — EASEMENT LINE ---- - ADJACENT SUBDIVISION LINE

----- CENTERLINE

----- ADJACENT PROPERTY LINE ---- EXISTING RIGHT OF WAY LINE

----- EXISTING CENTERLINE — — — — — EXISTING EASEMENT

----- SECTION/QUARTER SECTION LINE MATCHLINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*"
ARE NOT A PART OF THIS SUBDIVISION

SEE DETAILS SHEET 10

SIGHT LINE EASEMENT SEE DETAILS SHEET 10 MAIL KIOSK EASEMENT (KE-0)

RIGHT-OF-WAY LINE TABLE LINE # | BEARING | DISTANCE RL9 S00°34'17"E 13.43 RL10 S30°34'17"E 14.00 RL11 S00°34'17"E 20.13

RL12 S30°34'17"E 17.93

LOT & TRACT CURVE TABLE CURVE # LENGTH RADIUS DELTA C38 2.32 60.00 2°13'01" C39 5.90 60.00 5°38'12" C40 5.90 60.00 5°38'12" C41 11.39 60.00 10°52'50"

1" = 50' SPECIAL WARRANTY DEED REC. NO. 209144818 Scale in Feet

UNPLATTED

TRACT G 180,169 SF

4.136 AC +/-

6,000 SF 4,656 SFx — — — −S89°25'43"W- — — — _______ 47.00' 47.00' 50.00 6,000 SF _______ 6,098 SF 6,000 SF - — — −S89°25'43"W- — — — _ — — — -120.00**'**- — — — 6,000 SF

> TRACD F 350,272 SF

8.041 AC +/-

(SEP PUBLIC ROW) Control Contro	S89*25'43"W 720.25" LOST PEAK LANE N89*25'43"E _ 776.25"	N00° N00°	
200 100 202 100		,0°,° Seo.	;
Column C	33.45' 47.00' 47.	$\frac{0}{x} = \begin{bmatrix} 28.33 \\ (xxxx) \end{bmatrix} = \begin{bmatrix} 25.99 \\ (xxxx) \end{bmatrix}$	
Company Comp		SS FOL 65	LOT 23 6,000 SF
Second S	33.45' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 50.00' 50.00' 50.00' 50.00'	0' S89°25'43"W	\frac{\pi}{\pi}
## COLUMN See 10 10 10 10 10 10 10			6,000 SF
Columbia	5 4x 5 5 4x 5 5 0x 5 8	PE 000.34,17,E 12 00.34,17,E 13 0.58 14 0.58 15 00.5,2 16 0.58 17 0.58 18 0.05,5 18 0.05,5	LOT 25 5,949 SF 1,00.09 1,00.09 1,00.09
PEARSOLL STREET (50° PUBLIC R.O.W.) Second Street S	$\begin{bmatrix} ackslash (x \times x \times x) & 1 \end{bmatrix} ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 \\ \ackslash (x \times x \times x) & 1 $		
Second S	\$89°25′43"W 724.25′		LOT 26 8,873 SF
Company Comp	\$89°25'43"W 703.30'	Δ=23°33',23",	\$\frac{1}{5}\frac{1}{5
## 100 100	$ -\frac{29.19}{1} \begin{bmatrix} -\frac{45.00}{1} \\ -\frac{45.00}{1} \end{bmatrix} \begin{bmatrix} -\frac{45.00}{1}$	$\overline{(\times\times\times\times)}$	130.3>
Solution	LOT 36 3,825 SF85.00'	LOT 27 4,249 SF 	
N8972543.E N89	29.19' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 50.00' 50.00' 50.00'	50.00'	TRACT H
C40			37,349 SF 0.857 AC +/-
Sology S	- S00'34'17"F 110.00' 110.	C40 L=18.77'	743.27
(50' PUBLIC R.O.W.)	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		25. S26. VO. 27. T. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
(50' PUBLIC R.O.W.) N89°25'43"E 724.25'	N89°25'43"E 703.30' MISSION PEAK PLACE N89°25'43"E 724.25' N89°25'43"E 724.25'	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	LOT 350 9,883 SF
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	N89°25'43"E 724.25'	4 90. R	XXX) 48.09 37.06.47

 $-\frac{47.00'}{(xxxx)}-$

(xxxx)

LAKE TROUT DRIVE

(50' PUBLIC R.O.W.)

47.00'

50.00'

47.00'

_50.00'

N89°25'43"E 930.90'

821.42'

N89°25'43"E 707.96'

(xxxx)

47.00'

_50.00<u>'</u>

_ _50.00'

_ 50.00'

LOT 81 6,600 SF

60.00'

LOT 80

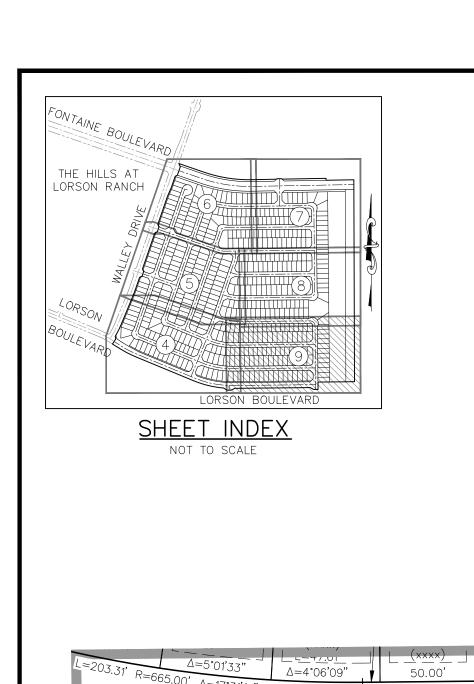
(xxxx)

47.00'

FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED:

PCD FILE NUMBER <u>SF-21-xxx</u> **CIVIL CONSULTANTS,INC**.

SHEET 8 OF 10



N89°25'43"E

703.30'



A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

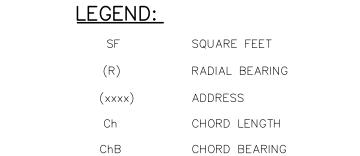
LOT 350 9,883 SF

SEE SHEET 8 OF 10

50.00' 50.00' 50.00'

N89°25'43"E 703.30'

MISSION PEAK PLACE
N89°25'43"E 724.25'



SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

BOUNDARY LINE ----- CENTERLINE

— — — — — EASEMENT LINE

---- - ADJACENT SUBDIVISION LINE ----- ADJACENT PROPERTY LINE

----- ---- EXISTING RIGHT OF WAY LINE

----- - EXISTING CENTERLINE — — — — — EXISTING EASEMENT

----- SECTION/QUARTER SECTION LINE

MATCHLINE *NOT A PART* PARCELS INDICATED WITH ASTERISK "*"
ARE NOT A PART OF THIS SUBDIVISION

SIGHT LINE EASEMENT SEE DETAILS SHEET 10 MAIL KIOSK EASEMENT

CH AVE., STE 305 INGS, CO 80903

SHEET 9 OF 10 PCD FILE NUMBER <u>SF-21-xxx</u> **CIVIL CONSULTANTS,INC**.

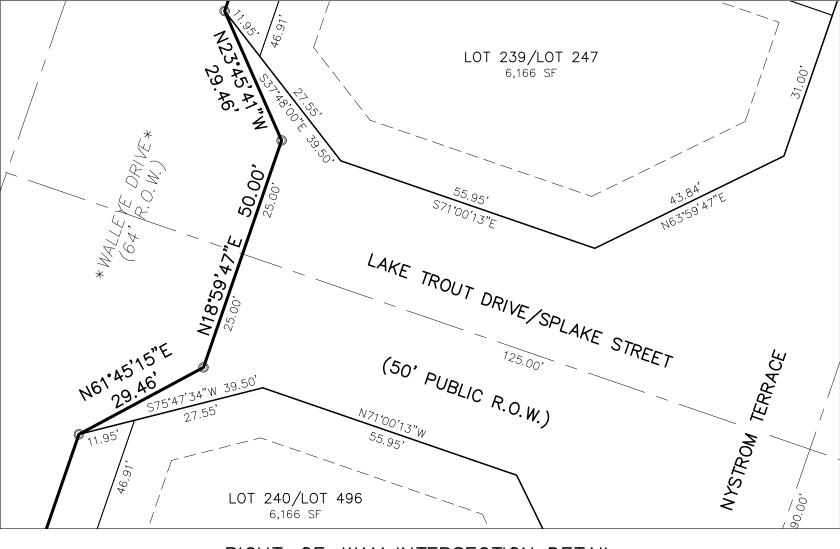
=2	! 219.25' R=715 =	704.05		50' PUBLIC R.O.W.)	75.60, A 5.55 4.00, A 5.55 5		SIGHT LINE EASEMENT SEE DETAILS SHEET 10
//	$ \begin{array}{c c} & L = 45.01' \\ \hline & \Delta = 3^{\circ} 36' 24" \end{array} $	$\Delta = 1/^{\circ}34'11''$ N89°25'43 $L = 45.01'$ $L = 47.01'$ $\Delta = 1/^{\circ}34'11''$ N89°25'43	3"E 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00'	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$		KE-O MAIL KIOSK EASEMENT SEE DETAILS SHEET 10
	\(\frac{\pi}{\chi} \frac{\pi}{\chi} \frac{\pi}{\chi} \]	$ \begin{bmatrix} \Delta = \overline{3} \cdot 36 \cdot 24 \\ (xxxx) & \times \\ 0 & \times \\ 0 & \times \\ 0 \end{bmatrix} $ $ \begin{bmatrix} \Delta = 3 \cdot 46 \cdot 01 \\ (xxxx) \end{bmatrix} $ $ \begin{bmatrix} \Delta = 3 \cdot 46 \cdot 01 \\ (xxxx) \end{bmatrix} $ $ \begin{bmatrix} C42 \end{bmatrix} $	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		1 (xxx) (xxx		RIGHT-OF-WAY
35.27	LOT 3, 4,521 S	92.27.7. 17 388 307 SF 307 SF 37.40'- 37.40'- 37.655" 55.05'- 35.05'- 37.87 37.87	OT 37. 90.34'17" 90.34'17" 90.34'17' 90.34'17' 90.34'17' 90.34'17' 90.34'17' 90.34'17' 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17 90.34'17	-85.00' 3,995 S -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00' -85.00'	2,962 2,962		LINE TABLE
- 1	S -5120'	LOT 4,30 87 800 850 85 85	LOT 1,995 1,996 1,99		50' ROW		LINE # BEARING DISTANCE
	$\begin{bmatrix} -51.29 \\ -6°36'14" \end{bmatrix}$ C C C C C C C C C C C C C C C C C C		47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 50.00' 50.00' 50.00'	47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 50.00' <th> 46.61' 55.00' N89°25'43"E 6,000 SF 6,000 SF</th> <th>20.00</th> <th>RL14 S30°34'17"E 14.00</th>	46.61' 55.00' N89°25'43"E 6,000 SF 6,000 SF	20.00	RL14 S30°34'17"E 14.00
	² 28"	13.66'					RL15 S29°25'43"W 14.00 RL16 S00°34'17"E 23.12
:0	9,34.'W	37"E	SF S91 SP SP SP SP SP SP SP SP SP SP SP SP SP	396 SF SF 17."E – 17."E – 1	R.O. V. X.X.X.) R.O. V. X.X.X. R.O. V. X. X.X. R.O. V. X. X. X.	000.	
S	SO 80,04 F 6,04	1 387 TO. 00.34 T. 1.45.00 S. 5,500 S. 5,500 S. 70.011-	LOT 38 5,954 S 5,954 S 5,954 S 6,00°34'11 10.00 110.00 100 38 5,500 S	S00:34'1. LOT 38 5,500 \$ 5,500 \$ 10.00 LOT 36 S00:34'1 LOT 36 5,500 \$ S00:34'1 LOT 36 5,500 \$ S00:34'1 LOT 36 S00:34'1 LOT 4 5,500 \$ S00:34'1 LOT 4 5,500 \$ S00:34'1 LOT 4 S00:34'1 LOT 4 S,500 \$	NOS 101 101 101 101 101 101 101 101 101 10		LOT & TRACT
		13.66'			SS SS SS SS SS SS SS SS		CURVE TABLE
4.3	$ \begin{array}{c c} & (\times \times $	xx) 82' 3'51" \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	30.00	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	20.0	CURVE # LENGTH RADIUS DELTA C12 25.07 445.00 3°13'41"
4		.0W 25'	S89°25'43"W COPF N8	PER BUTTE WAY 9°25'43"E 864.41"			C13 19.59 605.00 1°51'20" C14 24.56 690.00 2°02'22"
		255° 0.	(50° N89°25'43"E	PUBLIC R.O.W.)	,00 x LOT 355 6,000 SF	2.68	C14 24.56 690.00 2°02'22" C15 24.56 690.00 2°02'22"
	L=47.01' \=4°27'08"]	C13 28.44' 47.00' 47.00' (xxxx) (xxxx)	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	47.00' 27.55' 28.79' RL13		C16 28.48 800.00 2°02'22" C41 11.39 60.00 10°52'50"
	22.2 (xxxx)	221 SF	SF S	412 SF SF 177"E- 00' 177"E- 00'		350,272 SF	о́I Ш
OF	OT 4 4,183 22.46'3	-85.03 -0T 4 4,167 9 -85.05 -85.05 -85.06 -85.06 -85.00 -85.00	-85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00 -85.00	LOT . 3,995	LOT	N00°33	11,00
4	=51.40'			47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 47.00'	47.00' 58.97'		*UNPLATTED*
	30.35' 00'40"	C14 25.44' 50.00' 47.00' C15 25.44' 50.00' 50.00'	47.00' 47.00' 47.00' 47.00' 47.00' 47.00' 50	50.00' 50.00' 50.00' 50.00' 50.00' 50.00'	50.00' N89°25'43"E 63.97'	000000	SPECIAL WARRANTY DEED REC. NO. 209144818
SHEET							
- 11	.00°.	432 6 SF 0.00'— 433 00 SF 0.00'— 434 434 23,17"E	24.17.E 34.17.E 34.17.E 34.17.E 0.00'— 0.00'— 1.438 0.00'— 1.439 1.440 1.440	10.00′ – 10.	71,45.00 100.01 100.01 100.02 100.03 100.	2000,	
SEE	R) SO1	LOT 5,71 5,71 LOT 5,50 - S00°3 110 LOT 5,50	LOT LOT 5,56 5,56 5,56 5,56 5,56 5,56 5,56 5,5	Soc			
<.	(xx)	$ \begin{array}{c c} $	$ \begin{bmatrix} $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$-\frac{(\times \times \times \times)}{50.00'} - \frac{(\times \times \times \times)}{32.55'} - \frac{120.00' 120.00' 120.00' 120.00'}{32.55'} = 10.00' - 120.00' 120$		
	'40"	C16 25.44' 50.00' 50.00'	30.00	0' 50.00 50.00 30.00 30.00 30.00 5	50.00 SF 50.00 SF 50.00 SF 		1" = 50'
				9°25'43"E 864.41'			
	1 - 4 7	ν (γ	N89°25'43"I	E 808.41'	50.00' 32.17' 50.00' 6,000 SF	0.00	0 25 50 100
	$L=43.$ $\Delta=2^{\circ}57$ \times	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	(xxxx)		Scale in Feet
	,003,	6.14'+	0,' 17,'E	SF 17.E	0.00, 4	20.00,	
	205.20 5,813	462 1.46.00 463 1.46.00 St. 1.	110.000 PO	\$5,500 \$5	S00.24 S00.34		
	(R)	6.14'				 - - -	
	L=49.5 Δ=2°57				$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	(xxxx) 170.09' 89.97'	
			S89°25'43"	BOULEVARD	30° ×	S89°25'43"W 380.07'	
	L=3 Δ=2°	36.10' 2'04'07"	<u>N</u>	89°25'43" <u>E</u> 864.41'			
	49.06' (R)	90,	(60' P	JBLIC R.O.W.)	200.00, 200.00		_
	22.09' 22.18 2.10S	8'	S89°25'4	3"W 787.32'	N60°34'17"W		FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED: 212 N. WAHSATCH AVE., COLORADO SPRINGS, C PHONE: 719.955.5485
		S61°29'50"W 40.94'	*UNPLATTED* SPECIAL WARRANTY DEED	*UNPLATTED* SPECIAL WARRANTY DEED	40.00'S89'25'43"W 46.97'		JOB NO. 70-097 DATE PREPARED: 01/11/2022 PHONE: 719.955.5485
	N8	88°30'10"W 4.27'	REC. NO. 214022373	REC. NO. 217156940	40.37		DATE REVISED:

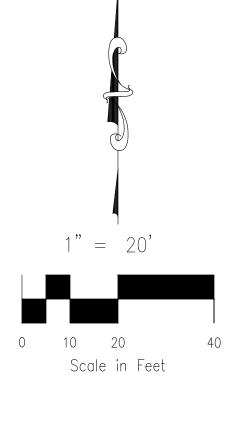
THE HILLS AT LORSON RANCH LORSON BOULEVARD

SHEET INDEX NOT TO SCALE

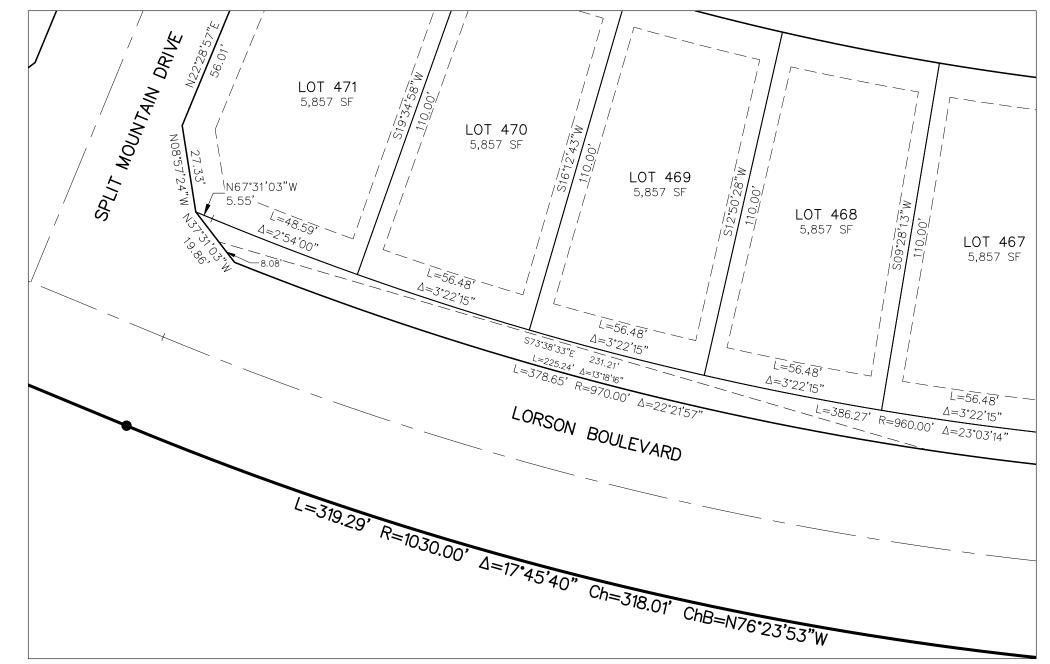
THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



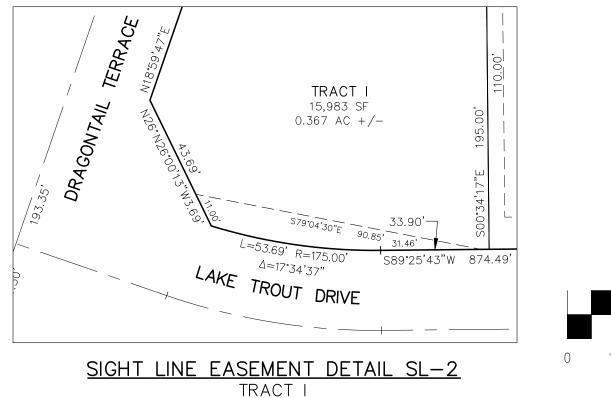


RIGHT-OF-WAY INTERSECTION DETAIL EXISTING WALLEYE DRIVE - PROPOSED LAKE TROUT DRIVE (ADJOINING LOTS 239 & 240) EXISTING WALLEYE DRIVE - PROPOSED SPLAKE STREET (ADJOINING LOTS 247 & 496) SEE SHEETS 5 & 6 SCALE: 1" = 20'

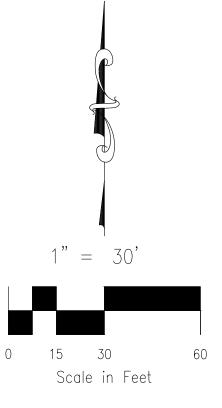


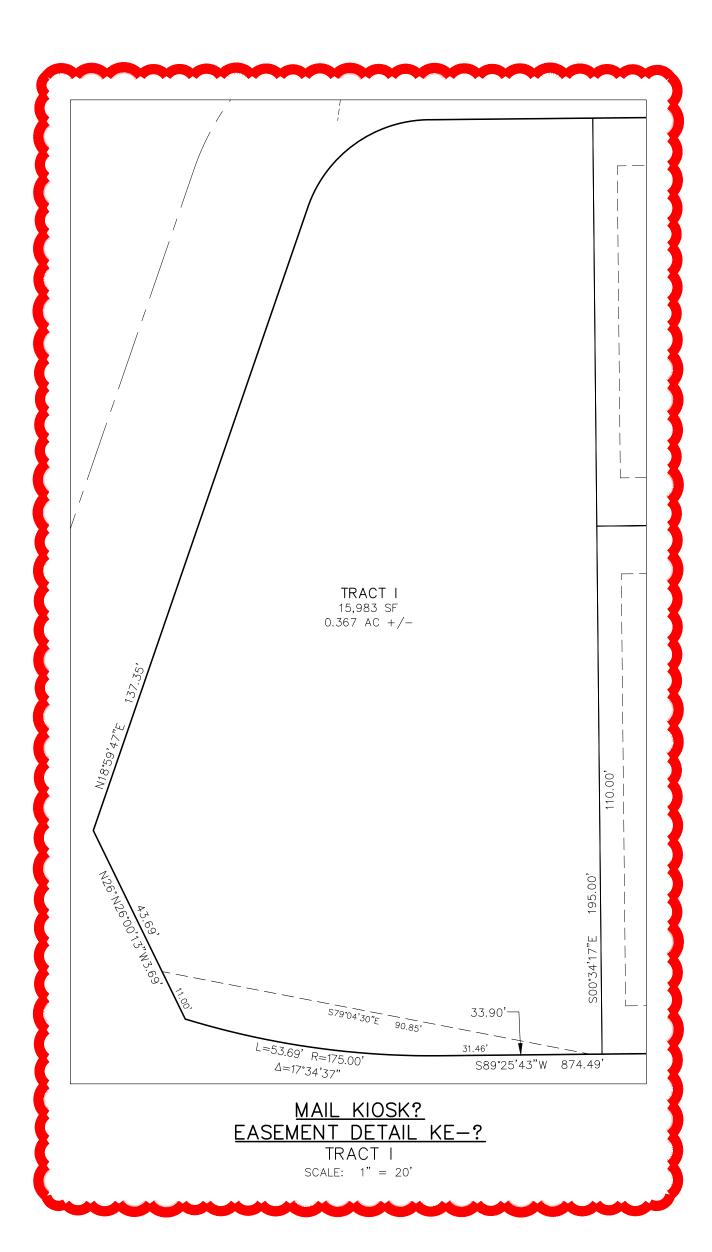
SIGHT LINE EASEMENT DETAIL SL-1

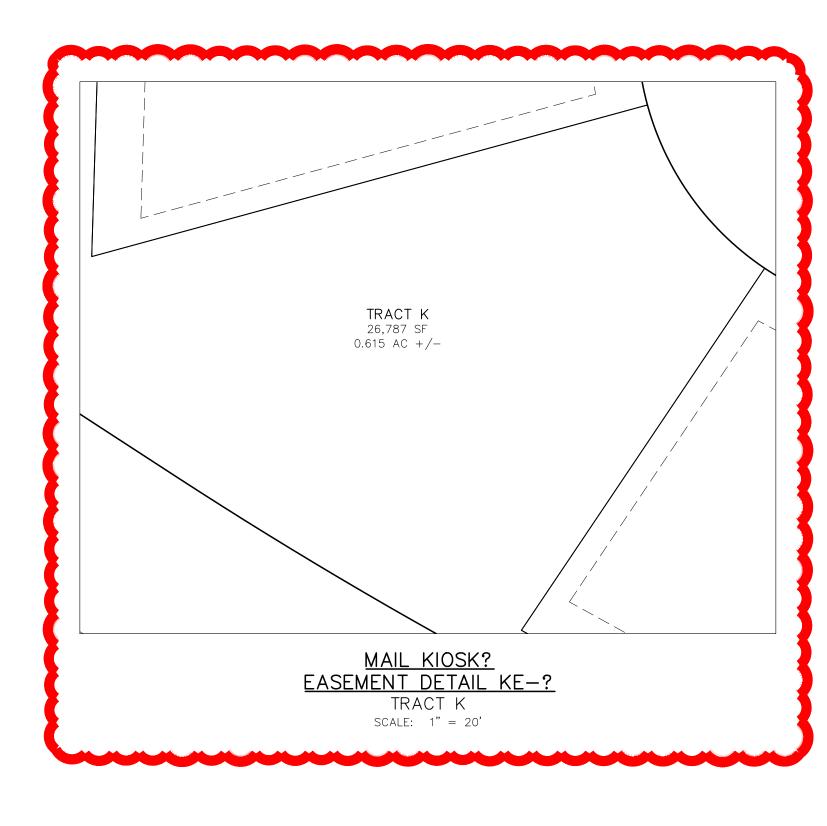
TRACT L SEE SHEET 4 SCALE: 1" = 30'











LEGEND:

SQUARE FEET

ADDRESS

RADIAL BEARING

CHORD LENGTH CHORD BEARING

BOUNDARY LINE

RIGHT OF WAY LINE

------ PROPERTY LINE

---- - ADJACENT SUBDIVISION LINE ----- ADJACENT PROPERTY LINE

—— — — EXISTING RIGHT OF WAY LINE

----- SECTION/QUARTER SECTION LINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*"
ARE NOT A PART OF THIS SUBDIVISION

SIGHT LINE EASEMENT SEE DETAILS SHEET 10

MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

----- EXISTING CENTERLINE — — — — — EXISTING EASEMENT

----- CENTERLINE

MATCHLINE

(KE-0)

— — — — — EASEMENT LINE

SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED:



212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

SHEET 10 OF 10

PCD FILE NUMBER <u>SF-21-xxx</u> **CIVIL CONSULTANTS,INC**.

ridge 1 plat review1 responses.pdf Markup Summary

add the east west road names, row width, clssification (1)



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons

Date: 2/16/2022 10:41:38 AM

Status: Color: Layer: Space:

add the east west road names, row width,

L

Subject: Re: Callout Page Label: Sheet 5 Author: eyokom

Date: 3/17/2022 9:00:15 AM

Status: Color: Layer: Space: Labels added.

clssificstion

add the GEO note from the prelim plan to this please- See CGS comments and add to note as requested (Note will become length



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 2/16/2022 12:02:36 PM

Status: Color: Layer: Space: add the GEO note from the prelim plan to this please- See CGS comments and add to note as

requested (Note will become lengthy)

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/31/2022 10:06:17 AM

Status: Color: Layer: Space: Note replaced with new one provided by Kelli Zigler with Rocky Mountain Group.

add the reception number please for this Parks Lands Agreement (1)



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 3/21/2022 4:28:32 PM

Status: Color: Layer: Space: add the reception number please for this Parks

Lands Agreement

L .

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/21/2022 4:32:10 PM

Status: Color: Layer: Space: Awaiting recording information.

change color, add file PUDSP 21 6 (1)

Subject: Callout

Page Label: Sheet 2 - Notes Author: dsdparsons Date: 3/21/2022 4:49:37 PM

Status: Color: Layer: Space: change color, add file PUDSP 21 6

L

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/21/2022 3:15:58 PM

Status: Color: Layer: Space: Reports list verified and color changed; file

number PUDSP-21-6 added.

complete this (1)



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 2/16/2022 11:55:35 AM

Status: Color: Layer: Space: complete this

L

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/21/2022 4:52:28 PM

Status: Color: Layer: Space: Note 16 deleted per comment regarding notes 7 and 16, reception number added to note 7.

Detention Pond Maintenance Agreement note for this filing (it wasnt recorded w pudsp because language was wrong- CAO said i



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 2/16/2022 11:55:46 AM

Status: Color: Layer: Space: Detention Pond Maintenance Agreement note for this filing (it wasnt recorded w pudsp because language was wrong- CAO said i could get with

this plat since it was back to back)

L.

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/31/2022 4:45:46 PM

Status: Color: Layer: Space: Informed that there will be two Detention Pond Maintenance Agreements for this filing. Added reception no. 220211699 for recorded agreement and left a blank for second agreement not yet

recorded.

Fix overlapping texts (1)

107 107 1 100 111 112 113 114 1

Subject: Callout

Page Label: Sheet 3 - Overall

Author: CDurham

Date: 2/22/2022 9:29:25 AM

Status: Color: Layer: Space:

Subject: Re: Callout

Page Label: Sheet 3 - Overall

Author: eyokom

Date: 3/21/2022 4:59:25 PM

Status: Color: Layer: Space: Internal bearings and distances removed from

overall sheet (number 3).

Fix overlapping texts

Note 7 and note 16 are one in same combine (1)



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 2/16/2022 11:56:43 AM

Status: Color: Layer: Space: Note 7 and note 16 are one in same combine

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/21/2022 4:53:47 PM

Status: Color: Layer: Space: Note 16 deleted; reception number added to note

7.

PUDSP-21-6 (1)



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 2/16/2022 11:54:43 AM

Status: Color: Layer: Space: PUDSP- 21-6

Subject: Re: Callout

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/21/2022 4:49:23 PM

Status: Color: Layer: Space: PUPSP-21-6 filled in.

SCHOOL FEES must be paid (1) Subject: Text Box SCHOOL FEES must be paid Page Label: Sheet 1 - Cover Author: dsdparsons Date: 2/16/2022 9:58:56 AM Status: Color: Layer: Space: Subject: Re: Text Box Schools fees added. Page Label: Sheet 1 - Cover Author: eyokom Date: 3/17/2022 9:06:04 AM Status: Color: Layer: Space: See plat note 2. (1) Subject: Text Box See plat note 2. Page Label: Sheet 2 - Notes See plat note 2. Author: eyokom Date: 3/17/2022 9:34:16 AM Status: Color: Layer: Space: SF 22 4 (1) ED: 01/11/2022 Subject: Text Box SF 22 4 Page Label: Sheet 1 - Cover SF 22 4 Author: dsdparsons SF-21-xxx Date: 2/16/2022 9:59:48 AM Status: Color: Layer: Space: Subject: Re: Text Box PCD File Number SF 22 4 added to all sheets. Page Label: Sheet 1 - Cover Author: eyokom Date: 3/16/2022 8:38:38 AM Status: Color: Layer: Space: SF 22 4 all pages (1) JB NU. /U-U9/ NTE PREPARED: 01/11/2022 NTE REVISED: Subject: Text Box SF 22 4 all pages Page Label: Sheet 2 - Notes SF 22 4 all pages Author: dsdparsons Date: 2/16/2022 11:53:29 AM Status: Color: Layer:

Space:

Subject: Re: Text Box
Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/16/2022 8:38:50 AM

Status: Color: Layer: Space: PCD File Number SF 22 4 added to all sheets.

verify w / Parks comments (1)



Subject: Callout

Page Label: Sheet 1 - Cover Author: dsdparsons

Date: 2/16/2022 9:59:13 AM

Status: Color: Layer: Space: verify w / Parks comments

Subject: Re: Callout

Page Label: Sheet 1 - Cover

Author: eyokom

Date: 3/16/2022 8:40:41 AM

Status: Color: Layer: Space: Correct fee values added.

what road, class, width is this? (1)



Subject: Callout Page Label: Sheet 4 Author: dsdparsons

Date: 2/16/2022 10:40:07 AM

Status: Color: Layer: Space: what road, class, width is this?

Subject: Re: Callout Page Label: Sheet 4

Author: eyokom

Date: 3/17/2022 9:00:57 AM

Status: Color: Layer: Space: Labels added.

(4)

Subject: Image

Page Label: Sheet 2 - Notes Author: dsdparsons

Date: 2/16/2022 11:59:03 AM

Status: Color: Layer: Space:

Subject: Re: Image

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/31/2022 4:38:50 PM

Status: Color: Layer: Space:

Note replaced with new one provided by Kelli

Zigler with Rocky Mountain Group.



Subject: Image

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 2/16/2022 12:03:44 PM

Status: Color: Layer: Space:

Subject: Re: Image

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/31/2022 4:38:29 PM

Status: Color: Layer: Space:

Note replaced with new one provided by Kelli

Zigler with Rocky Mountain Group.



Subject: Cloud

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/16/2022 8:57:42 AM

Status: Color: Layer: Space:

Subject: Cloud

Page Label: Sheet 2 - Notes

Author: eyokom

Date: 3/17/2022 9:34:35 AM

Status: Color: Layer: Space: