



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lscctrans.com
Website: <http://www.lscctrans.com>

May 2, 2018

Mr. Jeff Mark
The Landhuis Company
212 North Wahsatch Avenue, Suite 301
Colorado Springs, CO 80903

You need to provide a noise study with this plat to determine if mitigation is required for Fontaine Blvd with this development. Please provide an analysis. You cant defer it since your platting the lots now adjacent to Fontaine. If a wall is necessary we would need to have it collateralized or built which can be addressed in the SIA with this plat. We had already deferred the requirement to the plat at the PUD/prelim plan stage.

RE: Lorson Ranch East Filing No. 1
El Paso County, Colorado
Noise Memorandum
LSC #184150

Dear Mr. Mark:

LSC Transportation Consultants, Inc. has prepared this memorandum regarding the potential future need to mitigate future noise impacts of Fontaine Boulevard on the proposed Lorson Ranch East Filing No. 1 residential development to be located within the Lorson Ranch development in El Paso County, Colorado. The final plat documents for the proposed development are attached for reference.

The El Paso County Engineering Criteria Manual (ECM) requires noise studies be prepared for new residential projects adjacent to Expressways or Principal Arterials. Although Fontaine Boulevard is ultimately planned as a four-lane, Urban Principal Arterial (with 130 feet of right of way), it is planned to be constructed with an interim three-lane Urban Collector cross section with a 48-foot paved width. Once the traffic volumes necessitate upgrade to a four-lane Principal Arterial the need for noise walls could be evaluated at that time. Traffic reports for the buildout of Lorson Ranch indicate traffic volumes could be accommodated by the "interim" Urban Collector cross section. The timing of a Fontaine Boulevard extension to connect to another roadway (potentially Meridian Road) east of Lorson Ranch is unknown. The extent and timing of future development to the east of Lorson Ranch or along or east of Meridian Road in the general vicinity that may utilize a Fontaine extension are also unknown.

Given the uncertainty of both timing of road connections and potential future development that would add trips to Fontaine through Lorson Ranch, preparation of a detailed noise study based on future long-term traffic volumes along a future arterial roadway is likely premature. At this stage, LSC recommends sufficient right-of-way or easement be reserved or dedicated such that

a potential future noise barrier could be accommodated in the long term, if ever needed. This would be in addition to the cross-sectional elements of the Urban Principal Arterial (out to and including the sidewalk). Any future noise barrier might be a wall, an earth berm or a combination of the two. The plat shows there are four tracts of land (Tracts F, H, I, K) adjacent to residential areas that a noise wall could be located in. The tract widths range from 19' to 35' wide which is wider than the required width of 15' and will be of sufficient width for locating a future noise barrier if needed.

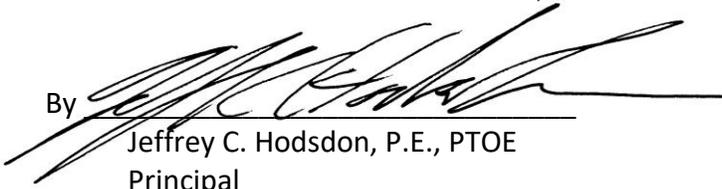
* * * * *

Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By



Jeffrey C. Hodsdon, P.E., PTOE
Principal

JCH:KDF

Enclosures: Lorson Ranch East Filing No. 1 Final Plat

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 14, AND A PORTION OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION AND WIDEFIELD SCHOOL DISTRICT 3 BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

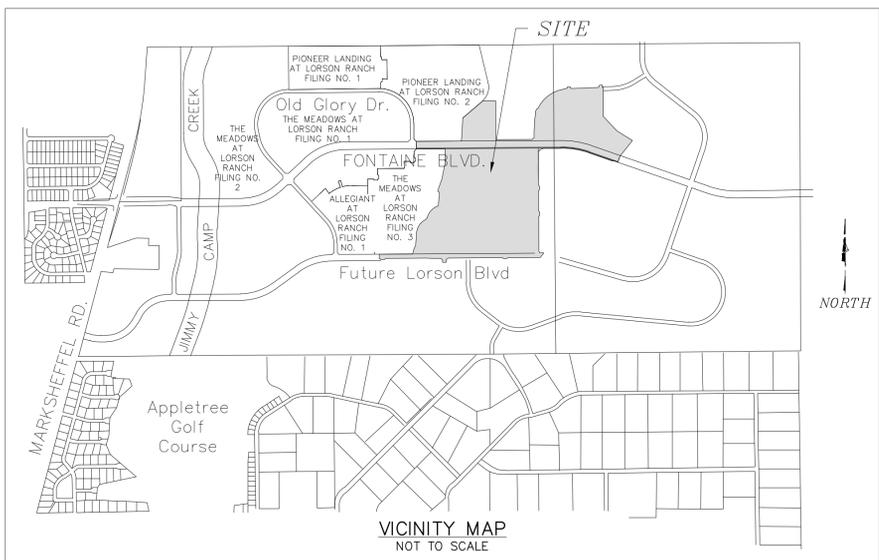
TO WIT:

A PARCEL OF LAND IN THE SW 1/4 SECTION 13, AND THE SE 1/4 SECTION 14, AND THE NE 1/4 SECTION 23, AND THE NW 1/4 SECTION 24, AND A REPLAT OF TRACTS I AND J OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217719888 ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 213713396 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES THEREOF THE FOLLOWING FOURTEEN (14) COURSES: (1) THENCE N16°02'05"E A DISTANCE OF 99.98 FEET; (2) THENCE N27°12'00"E A DISTANCE OF 50.51 FEET; (3) THENCE N04°51'02"E A DISTANCE OF 216.25 FEET; (4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 269.76 FEET, A CENTRAL ANGLE OF 64°17'38", (THE CHORD OF WHICH BEARS N34°59'15"E, 287.07 FEET), AN ARC DISTANCE OF 302.71 FEET; (5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.49 FEET, A CENTRAL ANGLE OF 56°05'16", (THE CHORD OF WHICH BEARS N38°38'30"E, 28.67 FEET), AN ARC DISTANCE OF 29.85 FEET; (6) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 349.56 FEET, A CENTRAL ANGLE OF 44°40'09", (THE CHORD OF WHICH BEARS N41°02'29"E, 265.68 FEET), AN ARC DISTANCE OF 272.52 FEET; (7) THENCE N44°09'22"E A DISTANCE OF 20.09 FEET; (8) THENCE N06°48'17"E A DISTANCE OF 174.77 FEET; (9) THENCE N00°18'56"E A DISTANCE OF 51.25 FEET; (10) THENCE N54°40'55"W A DISTANCE OF 36.93 FEET; (11) THENCE N20°11'44"E A DISTANCE OF 214.88 FEET; (12) THENCE N10°51'52"E A DISTANCE OF 291.59 FEET; (13) THENCE N00°24'27"W A DISTANCE OF 232.81 FEET; (14) THENCE S89°35'58"W A DISTANCE OF 492.32 FEET; THENCE N00°23'47"W A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF TRACT I "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217713888 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE N00°23'47"W ALONG THE WESTERLY LINE THEREOF 115.00 FEET TO THE SOUTHWEST CORNER OF TRACT B, "PIONEER LANDING AT LORSON RANCH FILING NO. 2"; THENCE N89°35'58"E ALONG THE SOUTH LINES OF TRACTS B, A AND E "PIONEER LANDING AT LORSON RANCH FILING NO. 2" A DISTANCE OF 774.09 FEET; THENCE N03°27'32"E ALONG THE EASTERLY LINE OF TRACT E, "PIONEER LANDING AT LORSON RANCH FILING NO. 2" A DISTANCE OF 397.12 FEET; THENCE N49°33'34"E ALONG SAID EASTERLY LINE OF TRACT E, 447.72 FEET; THENCE N89°54'29"E A DISTANCE OF 221.60 FEET; THENCE S00°06'29"E A DISTANCE OF 663.07 FEET TO THE NORTH LINE OF AFORSAID TRACT I, "PIONEER LANDING AT LORSON RANCH FILING NO. 2"; THENCE N89°35'58"E ALONG THE NORTH LINE THEREOF 621.14 FEET; THENCE N52°37'06"E A DISTANCE OF 48.31 FEET; THENCE N00°24'02"W A DISTANCE OF 94.82 FEET; THENCE N04°23'45"E A DISTANCE OF 101.66 FEET; THENCE N00°24'02"W A DISTANCE OF 41.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 16°13'33", (THE CHORD OF WHICH BEARS N07°42'45"E, 167.94 FEET), AN ARC DISTANCE OF 168.50 FEET; THENCE N16°33'16"W A DISTANCE OF 33.97 FEET; THENCE N20°50'17"E A DISTANCE OF 50.00 FEET; THENCE N58°27'30"E A DISTANCE OF 33.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 56°56'49", (THE CHORD OF WHICH BEARS N54°17'59"E, 567.33 FEET), AN ARC DISTANCE OF 591.38 FEET; THENCE N71°26'26"E A DISTANCE OF 46.20 FEET; THENCE N02°33'09"W A DISTANCE OF 19.24 FEET; THENCE N87°26'51"E A DISTANCE OF 50.00 FEET; THENCE S02°33'09"E A DISTANCE OF 16.93 FEET; THENCE S47°33'09"E A DISTANCE OF 18.48 FEET; THENCE N87°26'51"E A DISTANCE OF 468.93 FEET; THENCE N42°26'51"E A DISTANCE OF 28.28 FEET; THENCE N02°33'09"W A DISTANCE OF 14.59 FEET; THENCE N87°26'51"E A DISTANCE OF 50.00 FEET; THENCE S02°33'09"E A DISTANCE OF 34.59 FEET; THENCE N87°26'51"E A DISTANCE OF 15.33 FEET; THENCE S02°33'09"E A DISTANCE OF 60.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT J, "PIONEER LANDING AT LORSON RANCH FILING NO. 2"; THENCE S00°00'00"E ALONG SAID EAST LINE IN PART A DISTANCE OF 440.98 FEET; THENCE S43°26'13"E A DISTANCE OF 336.42 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT J; THENCE S58°24'10"E ALONG SAID NORTHEASTERLY LINE 314.29 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE S38°22'35"W ALONG THE EAST LINE OF TRACT J A DISTANCE OF 345.18 FEET; THENCE CONTINUING ALONG SAID EAST LINE, S18°59'47"W A DISTANCE OF 99.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N70°06'29"W ALONG THE SOUTH LINE OF TRACT J IN PART, 73.85 FEET; THENCE S64°26'39"W A DISTANCE OF 28.50 FEET; THENCE N70°01'19"W A DISTANCE OF 50.01 FEET; THENCE N71°00'13"W A DISTANCE OF 377.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1434.92 FEET, A CENTRAL ANGLE OF 19°23'49", (THE CHORD OF WHICH BEARS N80°42'08"W, 483.46 FEET), AN ARC DISTANCE OF 485.78 FEET; THENCE S89°35'58"W A DISTANCE OF 299.70 FEET; THENCE S79°04'57"W A DISTANCE OF 43.60 FEET; THENCE S49°44'55"W A DISTANCE OF 63.21 FEET; THENCE S00°42'26"E A DISTANCE OF 206.65 FEET; THENCE S03°59'22"W A DISTANCE OF 60.18 FEET; THENCE S00°24'02"E A DISTANCE OF 309.91 FEET; THENCE S38°57'34"E A DISTANCE OF 32.09 FEET; THENCE S00°23'49"E A DISTANCE OF 50.00 FEET; THENCE S37°56'32"W A DISTANCE OF 32.24 FEET; THENCE S00°24'02"E A DISTANCE OF 339.66 FEET; THENCE S39°00'02"E A DISTANCE OF 32.06 FEET; THENCE S00°24'02"E A DISTANCE OF 50.00 FEET; THENCE S38°14'24"W A DISTANCE OF 32.03 FEET; THENCE S00°24'02"E A DISTANCE OF 589.11 FEET; THENCE S33°38'32"E A DISTANCE OF 36.48 FEET; THENCE N89°35'58"E A DISTANCE OF 64.05 FEET; THENCE S38°22'41"W A DISTANCE OF 95.57 FEET; THENCE S89°35'58"W A DISTANCE OF 554.18 FEET; THENCE S50°57'37"W A DISTANCE OF 32.03 FEET; THENCE S89°35'57"W A DISTANCE OF 60.00 FEET; THENCE N52°06'10"W A DISTANCE OF 32.27 FEET; THENCE S89°35'58"W A DISTANCE OF 924.41 FEET; THENCE S51°38'32"W A DISTANCE OF 49.80 FEET; THENCE S00°24'02"E A DISTANCE OF 41.57 FEET; THENCE S89°35'58"W A DISTANCE OF 60.00 FEET; THENCE N00°24'02"W A DISTANCE OF 38.12 FEET; THENCE N47°05'26"W A DISTANCE OF 38.26 FEET; THENCE S89°35'58"W A DISTANCE OF 125.90 FEET; THENCE N86°49'28"W A DISTANCE OF 128.25 FEET; THENCE S89°35'58"W A DISTANCE OF 693.52 FEET; THENCE S51°59'14"W A DISTANCE OF 29.49 FEET; THENCE S89°35'58"W A DISTANCE OF 60.00 FEET; THENCE N45°24'02"W A DISTANCE OF 14.14 FEET; THENCE S89°35'58"W A DISTANCE OF 14.76 FEET; THENCE N00°24'02"W A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF LOT 138, "THE MEADOWS AT LORSON RANCH FILING NO. 3"; THENCE N89°35'58"E ALONG THE SOUTH LINE THEREOF AND ALONG THE SOUTH LINE OF 60 FOOT WIDE STINGRAY LANE AND ALONG THE SOUTH LINE OF TRACT A AND TRACT C, A DISTANCE OF 568.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 126.255 ACRES MORE OR LESS.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "LORSON RANCH EAST 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 HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

WIDEFIELD SCHOOL DISTRICT 3

OWNER ADDRESS:
1620 MAIN STREET
COLORADO SPRINGS, CO 80911
PHONE: (719) 391-3000
FAX: (719) 390-4372

BY _____

NAME: _____ TITLE: _____

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY
NAME _____, TITLE: _____, FOR
WIDEFIELD SCHOOL DISTRICT 3.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. 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.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 0804100857F AND PANEL NO. 08041001000F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, K, L, M, N, O, P, Q, R, S, AND T 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 LORSON RANCH EAST FILING NO. 1.

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

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

WIDEFIELD SCHOOL DISTRICT 3

THE DEDICATION OF TRACT J FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY WIDEFIELD SCHOOL DISTRICT 3. APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 1.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY
NAME _____, TITLE: _____, FOR
WIDEFIELD SCHOOL DISTRICT 3.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 NOVEMBER 02, 2017 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 _____, 2018.

VERNON P. TAYLOR DATE

COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

NOTICE: ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN **THREE** YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN **TEN** YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "LORSON RANCH EAST FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 1" ON THIS _____ DAY OF _____, 2018, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.265	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / LANDSCAPING / SIGNAGE
B	0.040	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / LANDSCAPING / SIGNAGE
C	3.703	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / DETENTION POND / OPEN SPACE
D	1.106	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE / SIGNAGE
E	11.106	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
F	0.485	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / LANDSCAPING / SIGNAGE
G	7.823	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / DETENTION POND / OPEN SPACE
H	0.225	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / LANDSCAPING / SIGNAGE
I	0.228	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / LANDSCAPING / SIGNAGE
J	25.265	WIDEFIELD SCHOOL DISTRICT 3	FUTURE SCHOOL
K	0.555	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / LANDSCAPING / SIGNAGE
L	0.052	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
M	0.152	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
N	0.303	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
O	0.303	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
P	0.234	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
Q	0.234	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
R	0.303	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
S	0.303	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
T	0.145	LRMD / LRMD	DRAINAGE / PUBLIC IMPROVEMENT / PUBLIC UTILITY / OPEN SPACE
TOTAL	52.830	-	-

LRMD = LORSON RANCH METRO DISTRICT

SUMMARY:

303 LOTS	41.500 ACRES	32.87%
19 TRACTS	27.565 ACRES	21.83%
TRACT J (SCHOOL)	25.265 ACRES	20.01%
RIGHTS-OF-WAY	31.925 ACRES	25.29%
TOTAL	126.255 ACRES	100.00%

FEES:

DRAINAGE FEE: CREDITS USED THIS FILING \$ 1,279,917.00

JIMMY CAMP CREEK SURETY FEE: _____

BRIDGE FEE: CREDITS USED THIS FILING \$ 42,033.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

PARK FEE: _____

URBAN PARK FEE: _____

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 14, A PORTION OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 23 IS A 3.25 INCH ALUMINUM CAP STAMPED "KM, T15S R65W, 1/4 S14 S23, 2004, PLS 16109" FROM WHICH THE SOUTHEAST CORNER OF SECTION 14 BEARS N89°43'11"E, 2647.09 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, 14, 13, 23.24, 2004, LS 16109". THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957F AND PANEL NO. 08041C0100F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2018 AT 7:30AM, FILE NO. 55463 UTC, AMENDMENT NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC#10) A RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAYBE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - ii. (TC#13) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.
 - iii. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO, RECORDED AUGUST 20, 1964 IN BOOK 2030 AT PAGE 238.
 - iv. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT, RECORDED APRIL 1, 1974 IN BOOK 2665 AT PAGE 715 AND ASSIGNMENT RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719.
 - v. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492. (DESCRIPTION IS VAGUE, LOCATION IS UNKNOWN)
 - vi. (TC#21) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
 - vii. (TC#25) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF WIDEFIELD WATER & SANITATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 20, 2005 AT RECEPTION NO. 205091663.
 - viii. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548. RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973. CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189. DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEFFEL ROAD/FONTAINE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 212112804. ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859. RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
 - ix. (TC#27) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197513. AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197520. ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209874. RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053570. RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056110 AND AT RECEPTION NO. 205056116. AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056117. NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192908. ORDER AND DECREE OF CORRECTION RECORDED JUNE 17, 2015 AT RECEPTION NO. 215062852. RECORDED MAY 26, 2016 AT RECEPTION NO. 216056939. RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109165.
 - x. (TC#28) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514. RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875. RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571. RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166.
 - xi. (TC#29) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 5, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197515. RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209876. RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053572. RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056112 AND AT RECEPTION NO. 205056118. RECORDED MAY 9, 2006 AT RECEPTION NO. 206068332.
 - xii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, 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.

GENERAL PLAT NOTES: (CONT.)

- xiii. (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED MAY 14, 2008 AT RECEPTION NO. 208055334.
- xiv. (TC#41) 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.
- xv. (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175 AND AT RECEPTION NO. 215101176.
- xvi. (TC#61) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2006 AT RECEPTION NO. 206035127 AND RECORDED DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- xvii. (TC#62) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067502; AT RECEPTION NO. 208067503; AT RECEPTION NO. 208067532; AT RECEPTION NO. 208067534; AT RECEPTION NO. 208067645; AT RECEPTION NO. 208067648 AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067652; AT RECEPTION NO. 208067656; AT RECEPTION NO. 208067657; AT RECEPTION NO. 208067667; AT RECEPTION NO. 208067672; AND AT RECEPTION NO. 208067676.
- xviii. (TC#64) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PIONEER LANDING AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED DECEMBER 10, 2009 AT RECEPTION NO. 209141654.
- xix. (TC#65) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF ENTRY TO THE COLORADO SPRINGS UTILITIES (SOUTHERN DELIVERY SYSTEM), RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 212020196; AND AT RECEPTION NO. 212020197. CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT (SOUTHERN DELIVERY SYSTEM), RECORDED MARCH 1, 2013 AT RECEPTION NO. 213027535, AMENDED BY AGREEMENT RECORDED MAY 23, 2016 AT RECEPTION NO. 216055196.
- xx. (TC#66) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-126, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, REGARDING SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
- xxi. (TC#67) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.
- xxii. (TC#68) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.
- xxiii. (TC#69) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-118, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO RECORDED APRIL 13, 2016 AT RECEPTION NO. 216037512.
- xxiv. (TC#70) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-228, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF REZONE, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070955.
- xxv. (TC#71) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-229, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF PRELIMINARY PLAN, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070956; RESOLUTION NO. 16-313, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF FINAL PLAN, RECORDED AUGUST 30, 2016 AT RECEPTION NO. 216098747.
- xxvi. (TC#72) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH, PIONEER LANDING FILING NO. 2 AND NO. 3, PUD DEVELOPMENT PLAN MAP RECORDED JULY 14, 2016 AT RECEPTION NO. 216077631 AND RECORDED FEBRUARY 2, 2017 AT RECEPTION NO. 217013429.
- xxvii. (TC#73) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-307 RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xxviii. (TC#74) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-456, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN THE DISTRICT - PIONEER LANDING FILING NO. 2 RECORDED DECEMBER 15, 2016 AT RECEPTION NO. 216145947.
- xxix. (TC#75) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUBLIC RIGHT OF WAY MAILBOX LICENSE AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001494. N/A - NO MAILBOXES ON TRACTS BEING REPLATTED.
- xxx. (TC#76) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUBLIC RIGHT OF WAY LANDSCAPE LICENSE AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001495.
- xxxi. (TC#77) THE PROPERTY MAY BE 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 JANUARY 5, 2017 AT RECEPTION NO. 217001496.
- xxxii. (TC#78) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001497.
- xxxiii. (TC#79) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001508 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.

GENERAL PLAT NOTES: (CONT.)

- xxxiv. (TC#80) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217713888.
 - xxxv. (TC#82) 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. 218018251.
 - xxxvi. (TC#83) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
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 PUD _____, 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 "LORSON RANCH EAST FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____, 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 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 TRIANGLE/NO-BUILD AREAS 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 NUMBER _____, 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 "LORSON RANCH EAST 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 LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN 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, RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 RECEPTION NO. _____.
 - D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. _____.
 - 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 _____, 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 _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST 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. ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS A, B, F, H, I, AND K) 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 LORSON RANCH EAST FILING NO. 1.

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

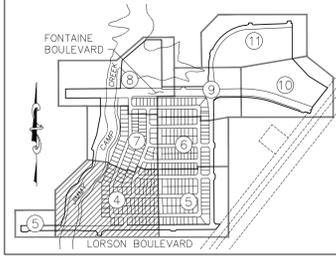
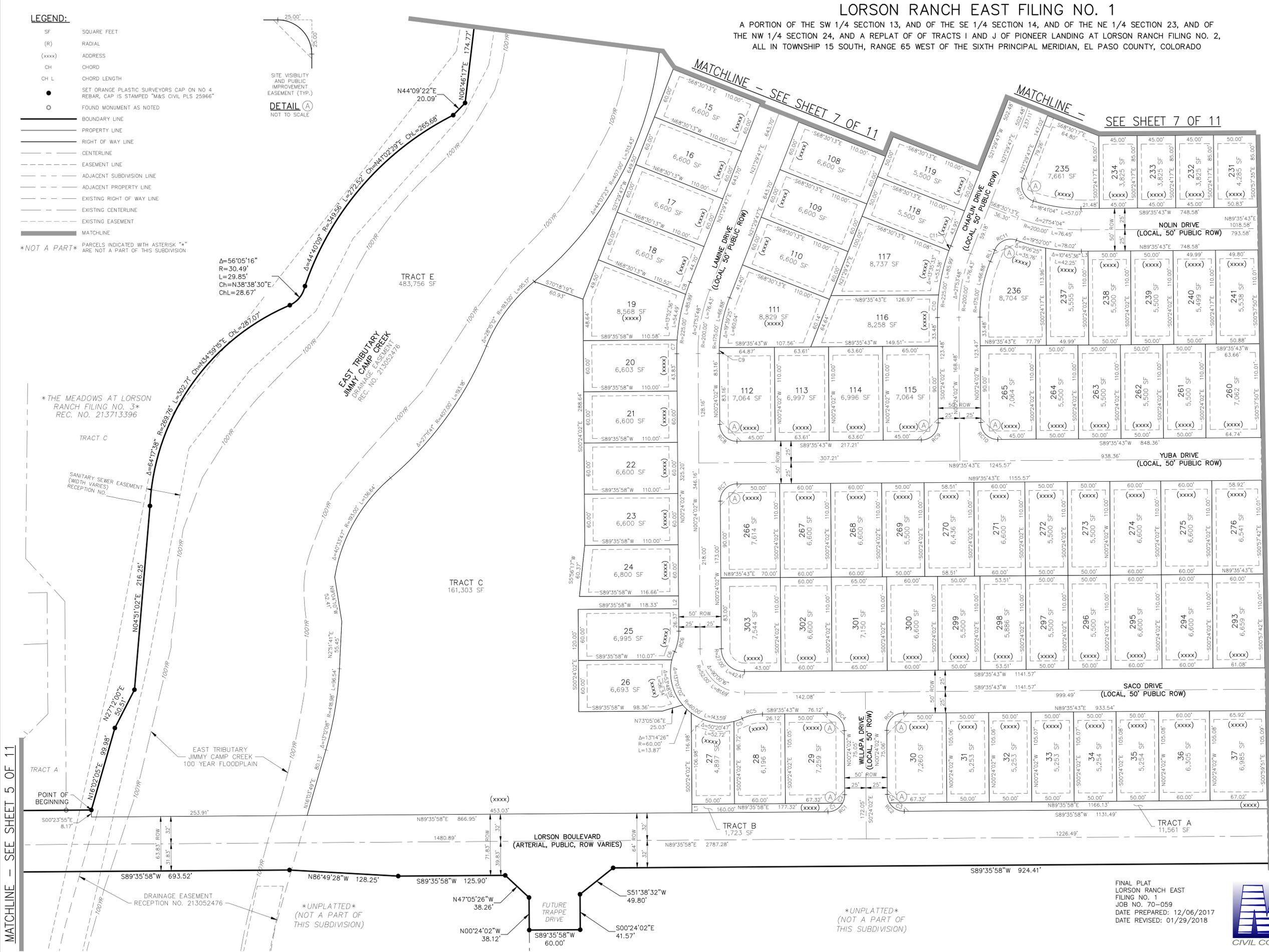
LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

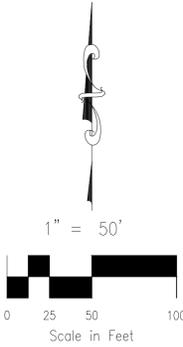
- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - MATCHLINE

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



SHEET INDEX

NOT TO SCALE



RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	31.42	20.00	89°59'59"
RC2	31.42	20.00	90°00'01"
RC3	31.41	20.00	89°59'44"
RC4	31.42	20.00	90°00'16"
RC5	24.67	60.00	23°33'23"
RC6	24.67	60.00	23°33'23"
RC7	31.41	20.00	89°59'44"
RC8	31.42	20.00	90°00'16"
RC9	31.41	20.00	89°59'44"
RC10	31.42	20.00	90°00'16"
RC11	30.71	20.00	87°57'57"
RC12	32.54	20.00	93°12'59"

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	14.34	N21°29'47"E

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	20.94	20.00	60°00'00"
C2	10.47	20.00	29°59'59"
C3	20.94	20.00	60°00'00"
C4	10.47	20.00	30°00'01"
C5	10.46	60.00	9°59'19"
C6	10.20	60.00	9°44'22"
C7	16.18	225.00	4°07'15"
C8	15.31	225.00	3°53'57"
C9	6.84	175.00	2°14'24"
C10	26.56	225.00	6°45'50"
C11	6.05	197.78	1°45'09"

LOT & TRACT CURVE TABLE

LINE #	DISTANCE	BEARING
L1	10.00	S00°24'02"E
L2	15.00	S00°24'02"E
L3	7.99	S89°35'43"W

MATCHLINE - SEE SHEET 5 OF 11

MATCHLINE - SEE SHEET 5 OF 11

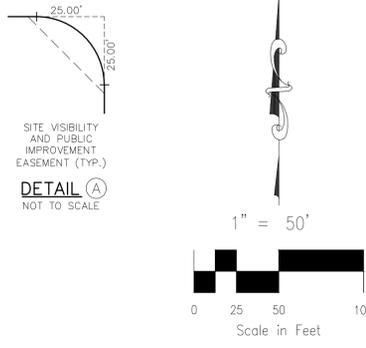
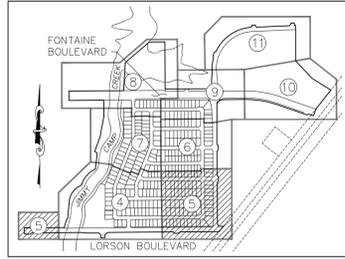
FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 6 OF 11

SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC13	31.42	20.00	89°59'59"
RC14	24.67	60.00	23°33'23"
RC15	24.67	60.00	23°33'23"
RC16	31.42	20.00	90°00'16"
RC17	31.41	20.00	89°59'44"
RC18	31.42	20.00	90°00'16"
RC19	31.41	20.00	89°59'44"
RC20	31.42	20.00	90°00'16"
RC21	31.41	20.00	89°59'44"
RC22	31.42	20.00	90°00'16"
RC23	31.41	20.00	89°59'44"

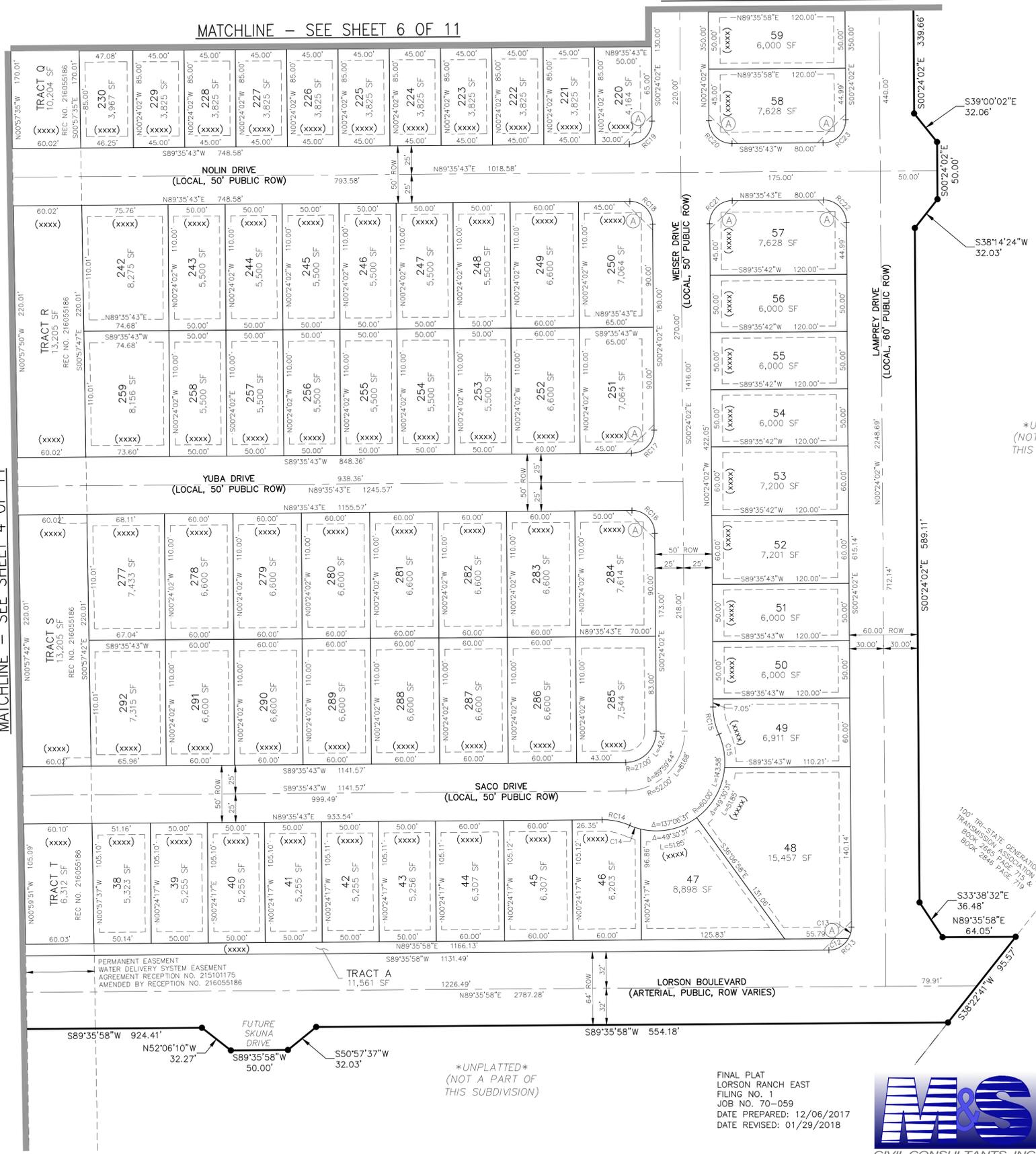
LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	20.94	20.00	60°00'00"
C13	10.47	20.00	29°59'59"
C14	10.22	60.00	9°45'33"
C15	29.67	60.00	28°19'56"

- 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 MONUMENT AS NOTED
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 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - MATCHLINE
 - *NOT A PART*
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 4 OF 11



UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 1

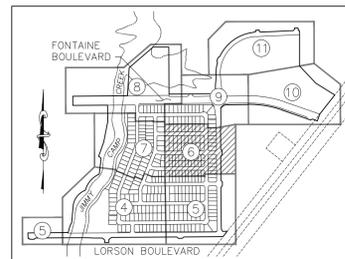
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LEGEND:

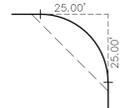
- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
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- EASEMENT LINE
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- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE

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

CURVE #	LENGTH	RADIUS	DELTA
RC24	31.42	20.00	90°00'16"
RC25	31.41	20.00	89°59'44"
RC26	31.42	20.00	90°00'16"
RC27	31.41	20.00	89°59'44"
RC28	31.42	20.00	90°00'16"
RC29	31.41	20.00	89°59'44"
RC30	31.42	20.00	90°00'16"
RC31	31.41	20.00	89°59'44"
RC32	31.42	20.00	90°00'16"
RC33	31.41	20.00	89°59'44"



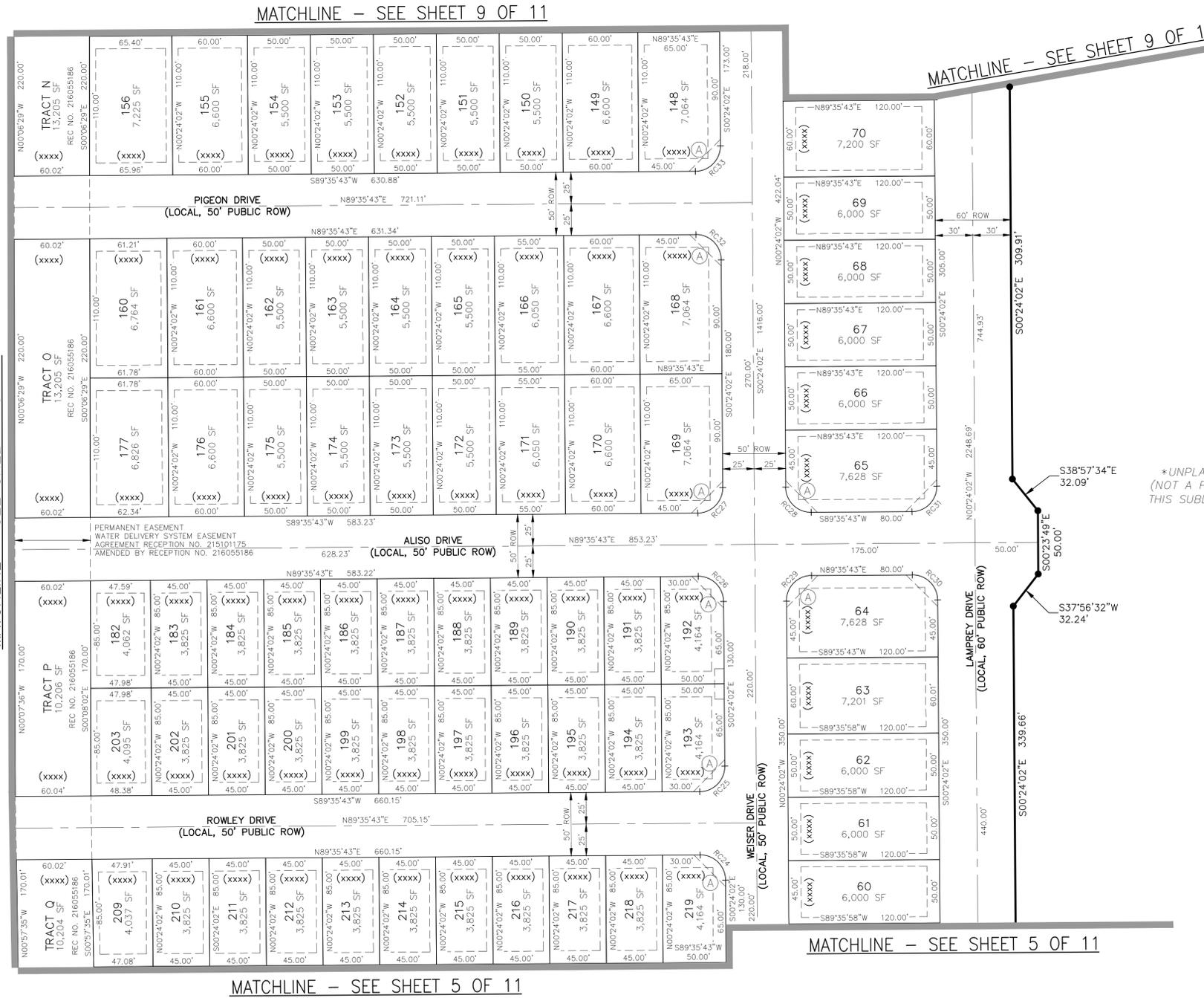
SHEET INDEX
NOT TO SCALE



DETAIL A
NOT TO SCALE

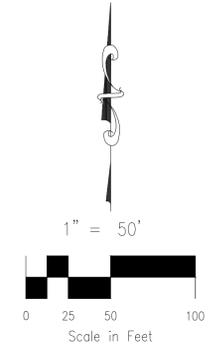
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

MATCHLINE - SEE SHEET 7 OF 11



MATCHLINE - SEE SHEET 9 OF 11

MATCHLINE - SEE SHEET 5 OF 11



UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

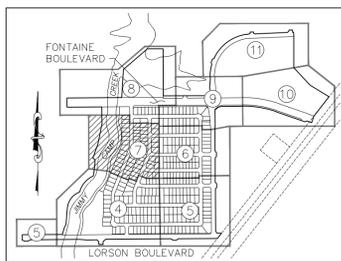
- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
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- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
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- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC34	30.71	20.00	87°57'57"
RC35	32.54	20.00	93°12'59"
RC36	29.18	20.00	83°35'02"
RC37	27.72	20.00	79°24'58"
RC38	18.08	225.00	4°36'16"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL2	8.06	S74°55'11"E
RL3	8.71	N74°55'11"W

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	31.86	225.00	8°06'52"
C17	4.38	225.00	1°06'59"
C18	19.94	175.00	6°31'38"

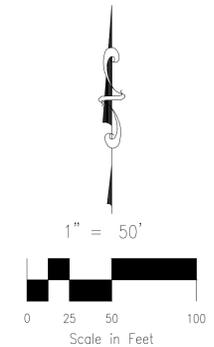
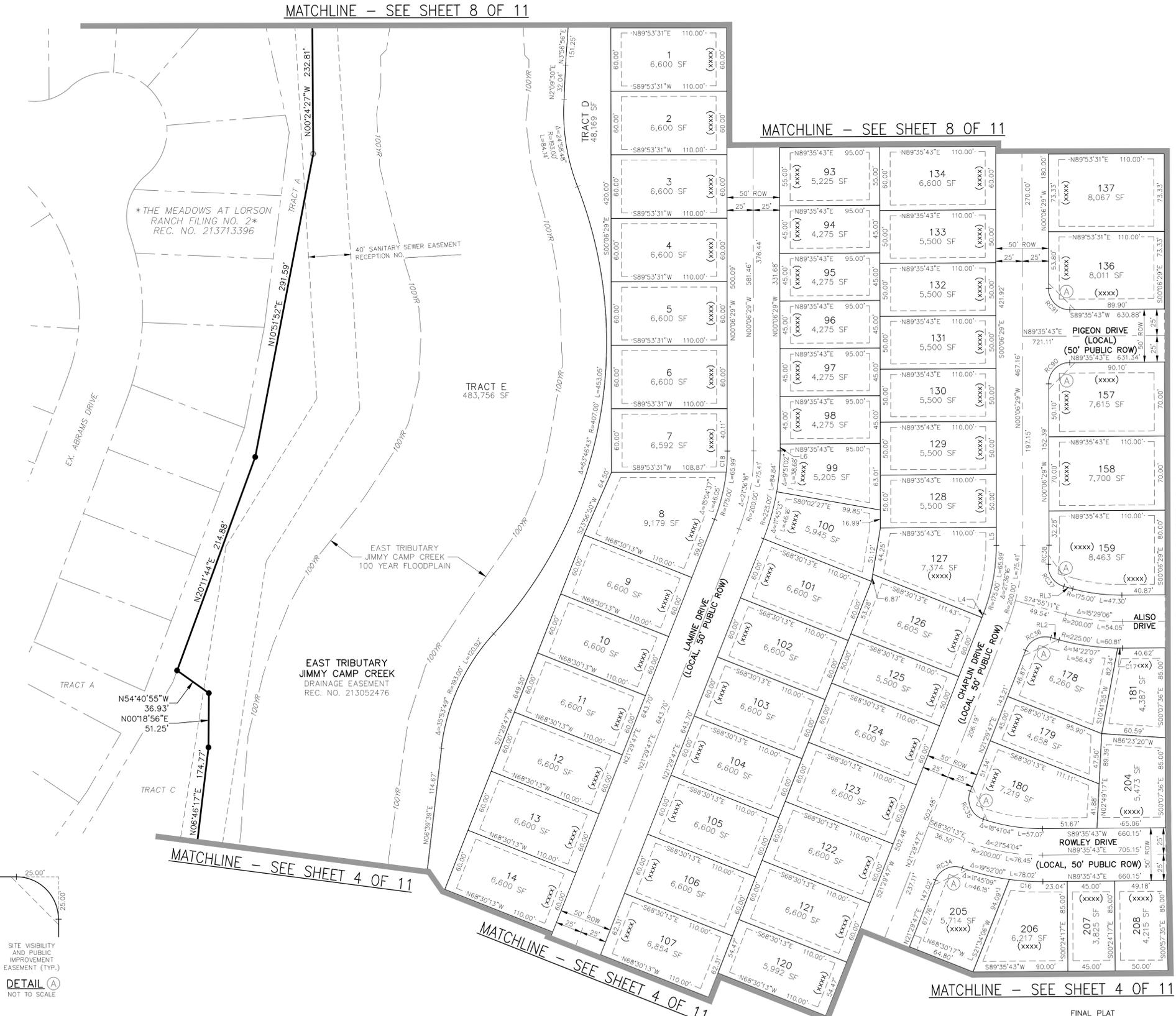
LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L4	4.06	N21°29'47"E
L5	17.02	N00°06'29"W
L6	6.57	S00°06'29"E



SHEET INDEX
NOT TO SCALE



DETAIL (A)
NOT TO SCALE



MATCHLINE - SEE SHEET 6 OF 11

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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LORSON RANCH EAST FILING NO. 1

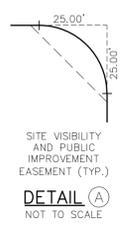
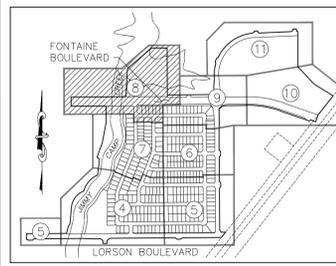
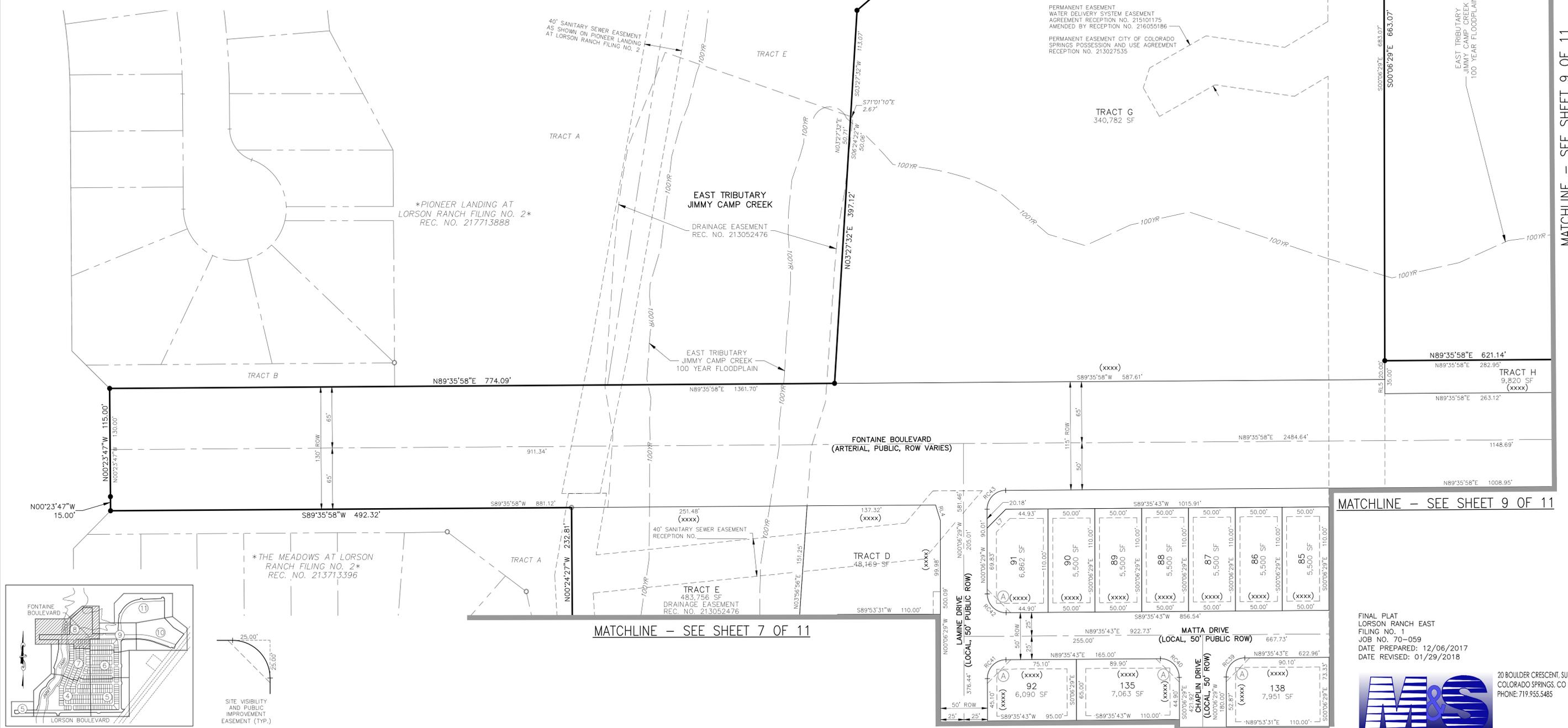
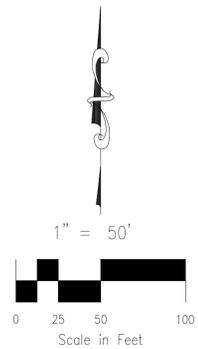
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- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
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 - ADJACENT PROPERTY LINE
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 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - MATCHLINE
- *NOT A PART*** PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC39	31.31	20.00	89°42'12"
RC40	31.52	20.00	90°17'48"
RC41	31.31	20.00	89°42'12"
RC42	31.52	20.00	90°17'48"
RC43	31.31	20.00	89°42'27"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL4	16.94	N16°54'42"W
RL5	15.00	S00°06'29"E

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L7	28.46	S44°44'45"W



MATCHLINE — SEE SHEET 9 OF 11

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-059
DATE PREPARED: 12/06/2017
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
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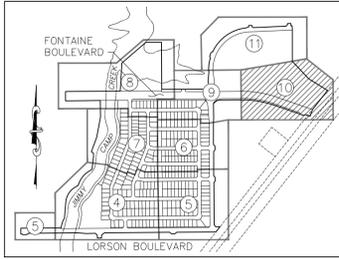
MATCHLINE — SEE SHEET 9 OF 11

MATCHLINE — SEE SHEET 7 OF 11

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LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



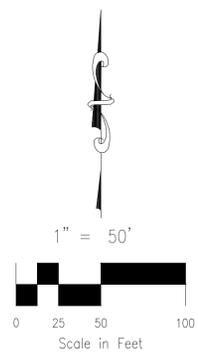
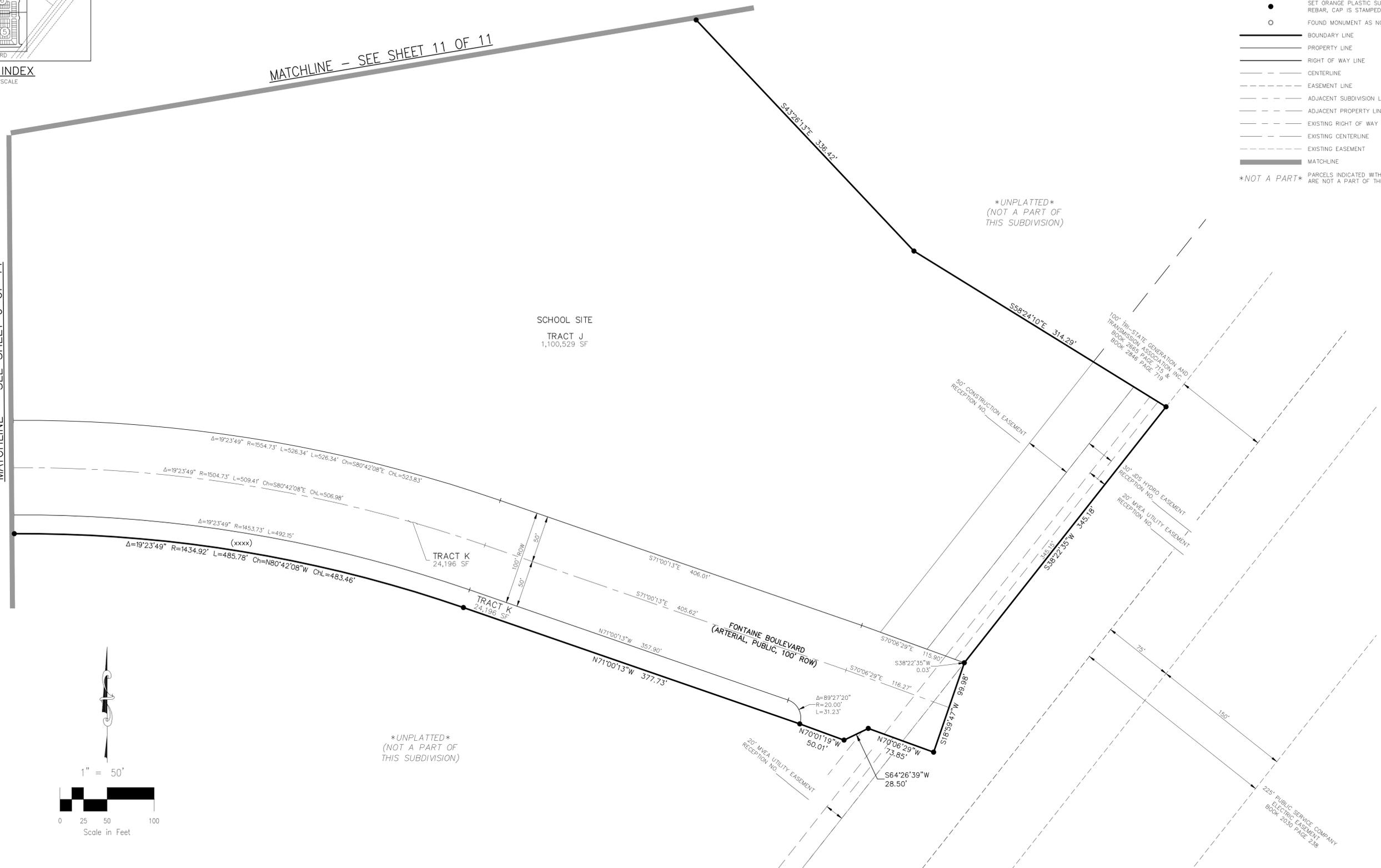
SHEET INDEX
NOT TO SCALE

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 MONUMENT AS NOTED
—	BOUNDARY LINE
—	PROPERTY LINE
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---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	MATCHLINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 9 OF 11

MATCHLINE - SEE SHEET 11 OF 11



UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

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FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
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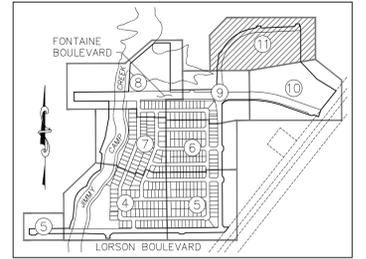


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

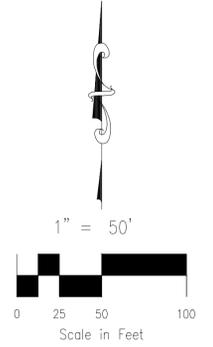
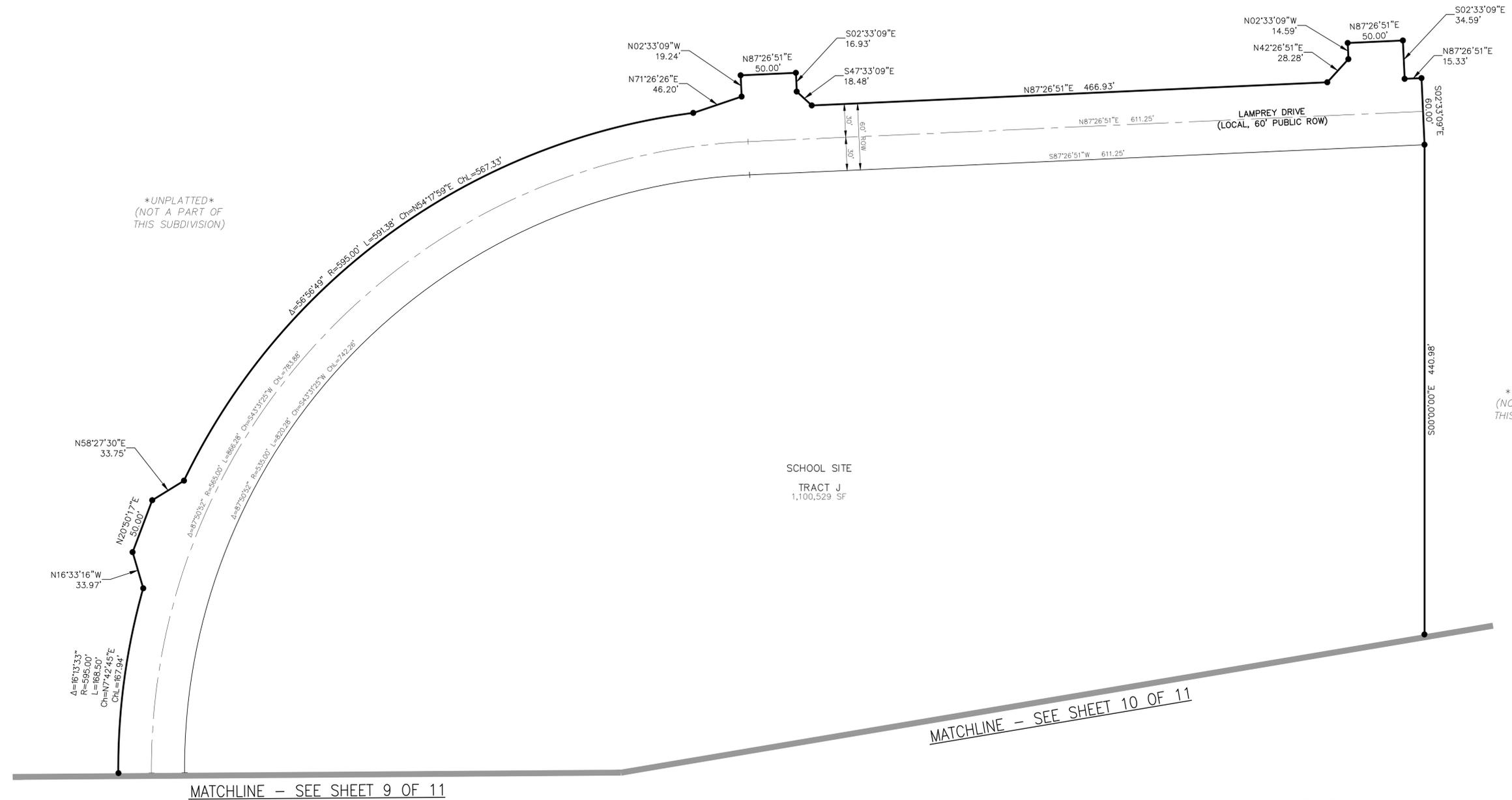


SHEET INDEX
NOT TO SCALE

LEGEND:

- SF SQUARE FEET
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FINAL PLAT
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