

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A REPLAT OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY, COLORADO RECORDS, AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3"; THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE NORTHWEST CORNER OF "LORSON RANCH EAST FILING NO. 3";

THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'24"W ALONG SAID WESTERLY LINE 1,158.91 FEET; THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS;

THENCE N38°22'24"E ALONG SAID LINE, 2.00 FEET;

THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;

THENCE 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS N40°31'27"W;

THENCE N07°28'57"E, NON-TANGENT TO THE PREVIOUS COURSE, 33.43 FEET;

THENCE N22°54'14"W A DISTANCE OF 56.00 FEET;

THENCE N57°42'38"W A DISTANCE OF 30.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAMPREY DRIVE AS SHOWN ON THE AFORESAID PLAT OF "LORSON RANCH EAST FILING NO. 3";

THENCE S72°50'06"W ALONG THE NORTH LINE THEREOF 77.00 FEET TO THE EAST LINE OF TRACT A, "LORSON RANCH EAST FILING NO. 3"

THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE 141.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 13°19'48", AND A CHORD OF 141.60 FEET WHICH BEARS N10°29'59"W;

2. THENCE N08°18'15"E A DISTANCE OF 76.43 FEET;

3. THENCE N00°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;

THENCE N89°32'23"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 686,693 S.F. (15.764 ACRES MORE OR LESS).

BASIS OF BEARINGS:
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 1/4 S18, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

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 "THE HILLS 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 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 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: _____

SECRETARY/TREASURER

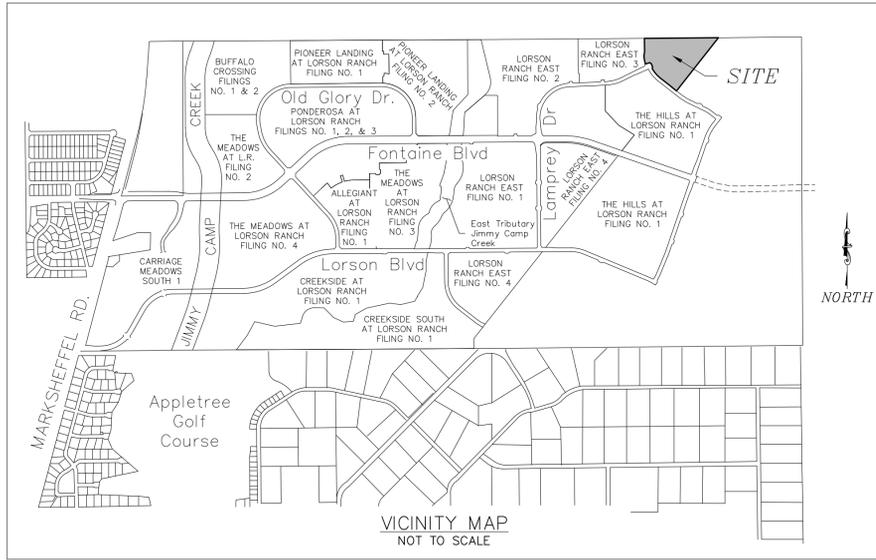
STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

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 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:

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 HILLS 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 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:
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
PHONE: (719) 602-7428
FAX: (719) 598-5193

BY: JAMES BYERS, VP OF COMMUNITY DEVELOPMENT
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY JAMES BYERS, VP OF COMMUNITY DEVELOPMENT
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, E, F, AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1. THE DEDICATION OF TRACT H FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

APPROVAL IS GRANTED FOR THIS PLAT OF "SKYLINE AT LORSON RANCH 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 _____, 2021, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

WIDEFIELD WATER AND SANITATION DISTRICT

THE DEDICATION OF TRACT D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.

APPROVAL IS GRANTED FOR THIS PLAT OF "SKYLINE AT LORSON RANCH FILING NO. 1".

BY: _____

WIDEFIELD WATER AND SANITATION DISTRICT

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY _____

WIDEFIELD WATER AND SANITATION DISTRICT

WITNESS BY 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 OCTOBER 15, 2020 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 _____, 2021.

VERNON P. TAYLOR
COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC

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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "SKYLINE 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 _____ DAY OF _____, 2021. 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

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

CLERK AND RECORD'S CERTIFICATE:

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 _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	0.028	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
B	0.095	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
C	0.082	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
D	0.707	WWSW/WWSW	PUMP STATION/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
E	0.346	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
F	0.214	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/PARK
G	0.320	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	2.569	LCI2/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	4.361		

LCI2 = LORSON CONSERVATION INVEST 2, LLLP
LRMD = LORSON RANCH METROPOLITAN DISTRICT
WWSW = WIDEFIELD WATER AND SANITATION DISTRICT

SUMMARY:

85 LOTS	7.818 ACRES	49.60%
8 TRACTS	4.361 ACRES	27.66%
RIGHTS-OF-WAY	3.585 ACRES	22.74%
TOTAL	15.764 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:	\$ 120,510.00
JIMMY CAMP CREEK SURETY FEE:	\$ 44,446.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	(CREDITS) \$ 5,636.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170 (VALID?)
REGIONAL PARK FEE:	\$ 000,000.00
URBAN PARK FEE:	\$ 000,000.00

delete fees are overdue from previous recorded plats... I will write in Credits to be used and obtain Elizabeth's signature at plat recording

complete (Add areas & fees based on Parks Board comments)

FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



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

SF-22-001

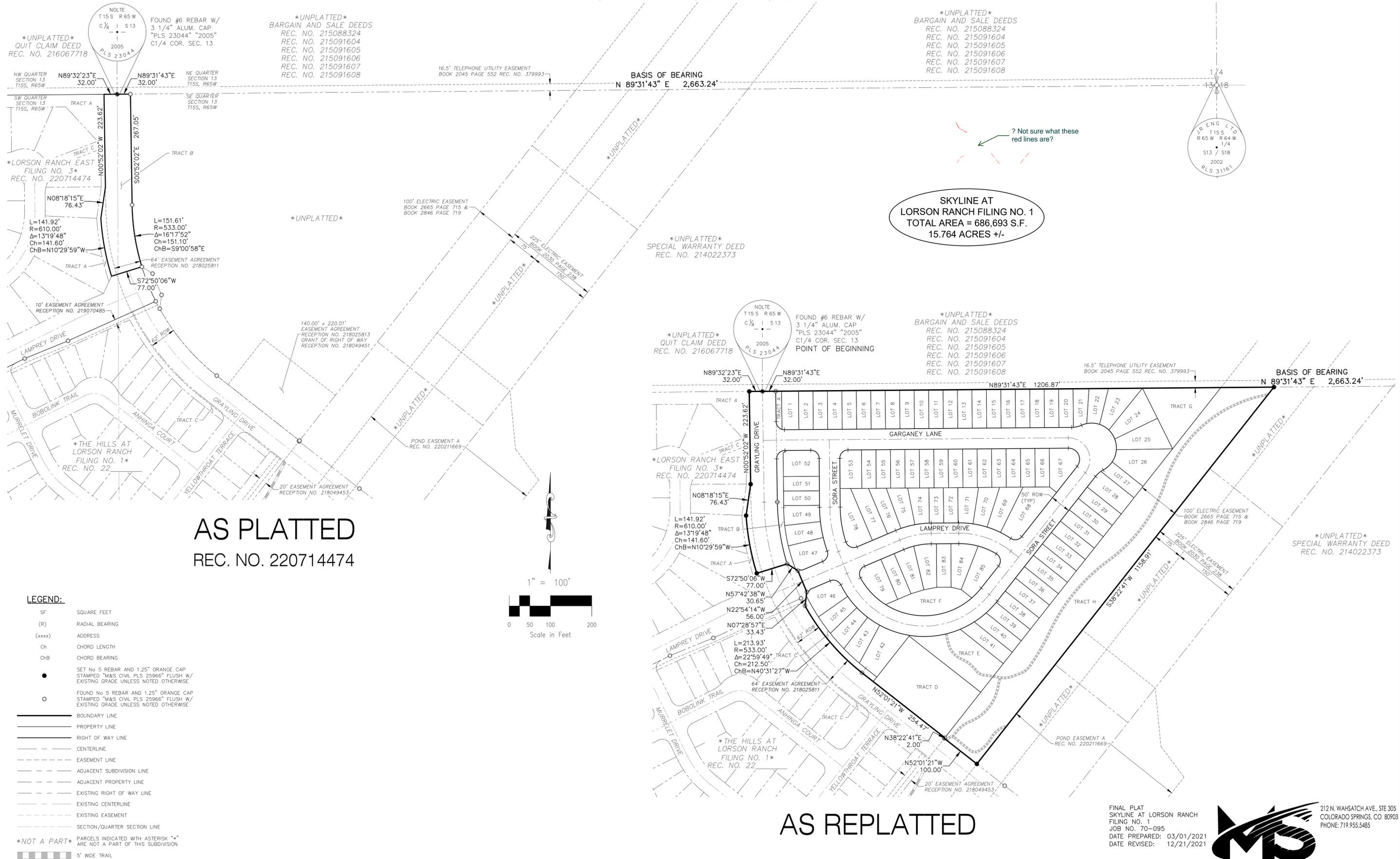
PCD FILE NUMBER SF-21-XXX

CIVIL CONSULTANTS, INC.

SHEET 1 OF 6

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

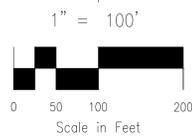


AS PLATTED
REC. NO. 220714474

AS REPLATTED

SKYLINE AT LORSON RANCH FILING NO. 1
TOTAL AREA = 686,693 S.F.
15.764 ACRES +/-

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - ▬ 5' WIDE TRAIL



FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



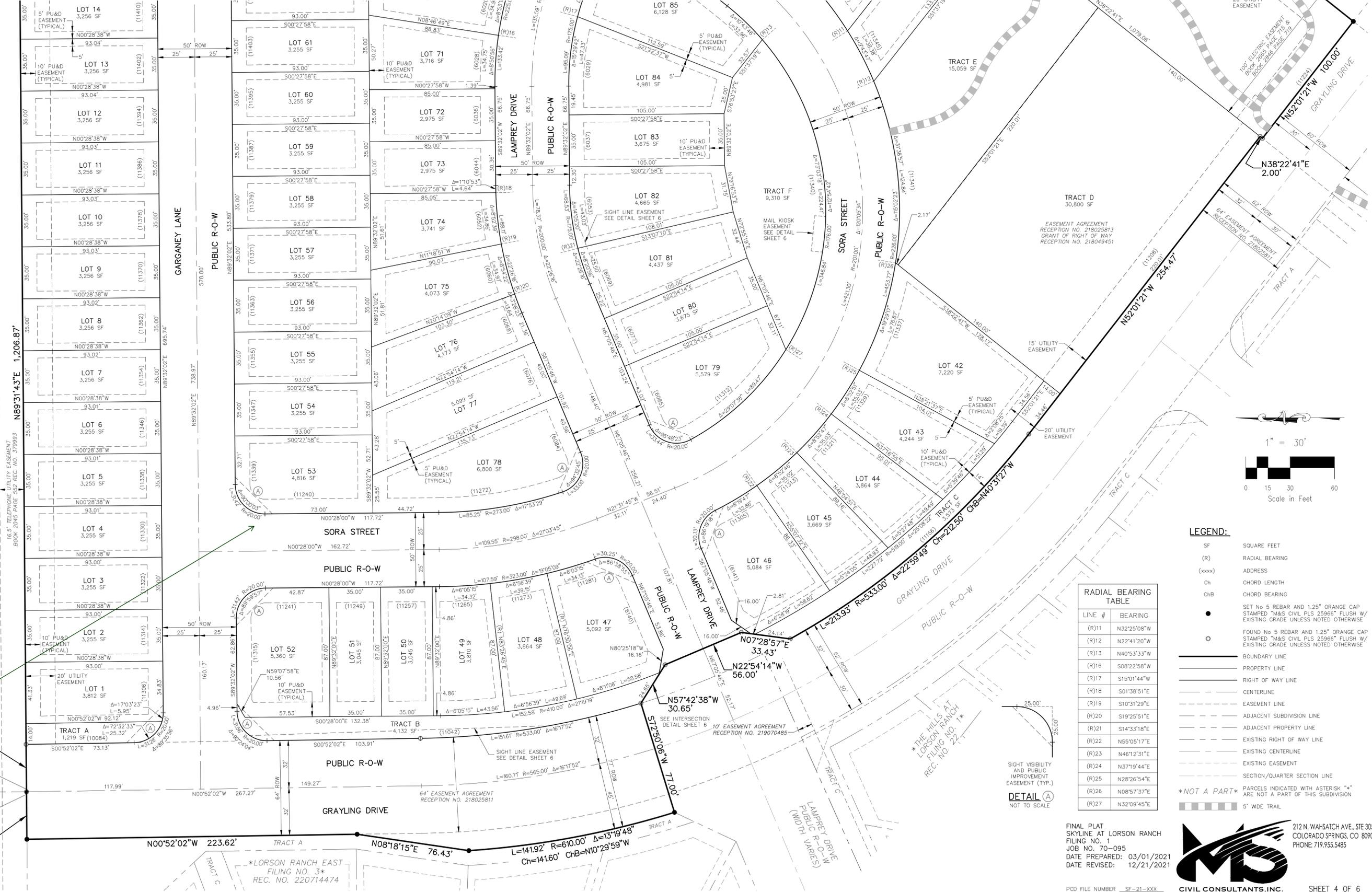
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\70055A - Skyline at Lorson Ranch\Skyline No. 1\Survey\Plat\70055 Skyline @ L.R. 1.plt.dwg Plotstamp: 12/21/2021 5:44 PM

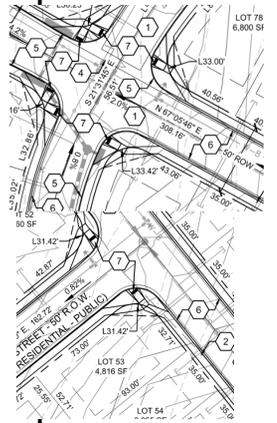
SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

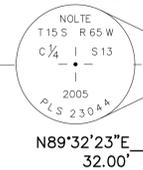
SEE SHEET 5 OF 6



UNPLATTED
 BARGAIN AND SALE DEEDS
 REC. NO. 215088324
 REC. NO. 215091604
 REC. NO. 215091605
 REC. NO. 215091606
 REC. NO. 215091607
 REC. NO. 215091608



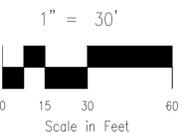
Please verify easements are correct? The sidewalks have to fit in the lots on these corner lots: see PUDSP inset above



UNPLATTED
 QUIT CLAIM DEED
 REC. NO. 216067718

LINE #	BEARING
(R)11	N32°25'08"W
(R)12	N22°41'20"W
(R)13	N40°53'33"W
(R)16	S08°22'58"W
(R)17	S15°01'44"W
(R)18	S01°38'51"E
(R)19	S10°31'29"E
(R)20	S19°25'51"E
(R)21	S14°33'18"E
(R)22	N55°05'17"E
(R)23	N46°12'31"E
(R)24	N37°19'44"E
(R)25	N28°26'54"E
(R)26	N08°57'37"E
(R)27	N32°09'45"E

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB 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
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 - - - SECTION/QUARTER SECTION LINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - ▨ 5' WIDE TRAIL



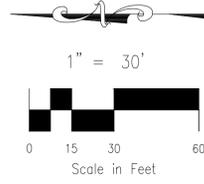
FINAL PLAT
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 DATE PREPARED: 03/01/2021
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212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: C:\70095A - Skyline at Lorson Ranch\Skyline No. 1\Survey\Plot\70095 Skyline @ L.R. 1.plottimp; 12/21/2021 5:45 PM

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



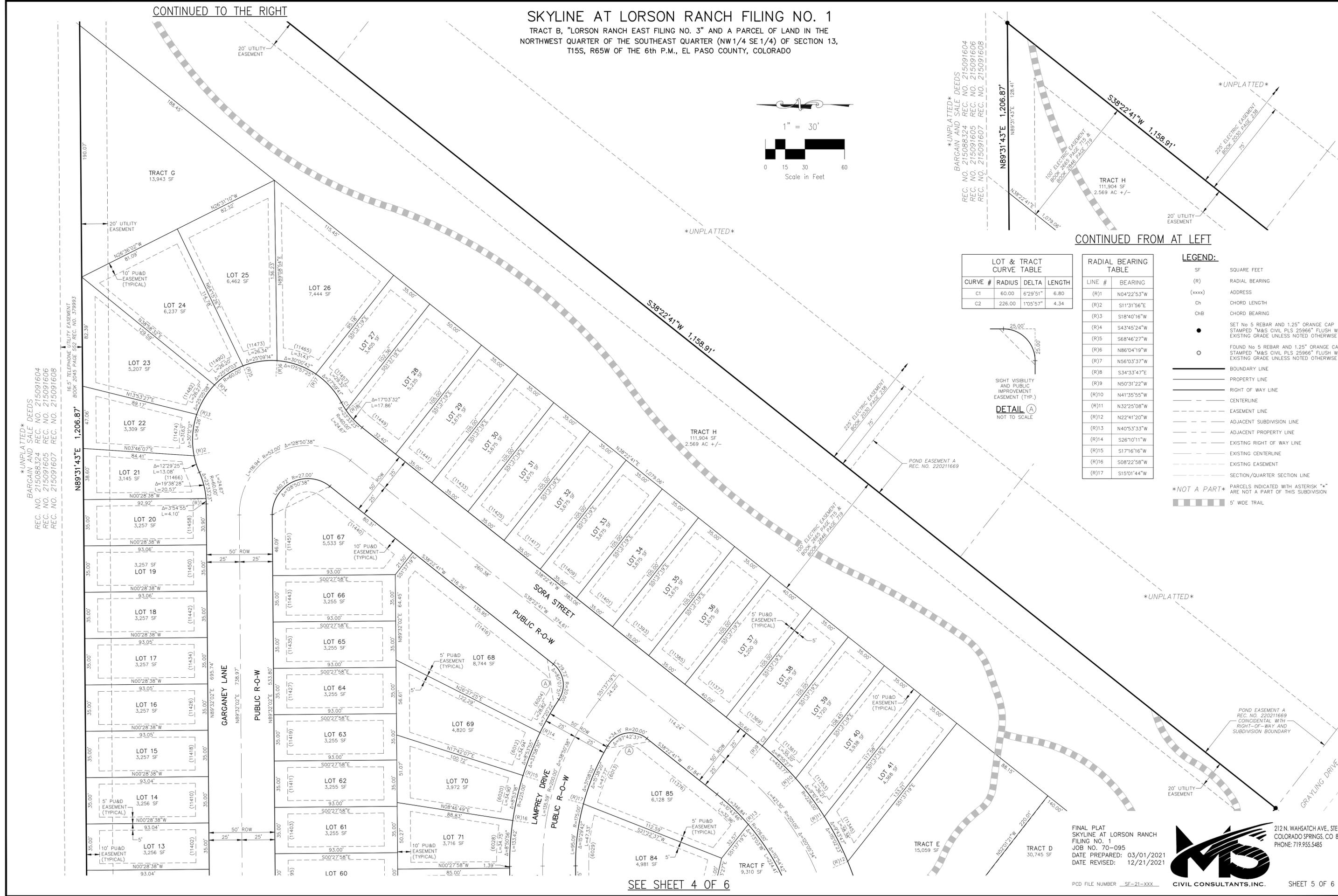
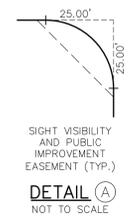
UNPLATTED
BARGAIN AND SALE DEEDS
REC. NO. 215088324 REC. NO. 215091604
REC. NO. 215091605 REC. NO. 215091606
REC. NO. 215091607 REC. NO. 215091608

CONTINUED FROM AT LEFT

LOT & TRACT TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	60.00	6°29'51"	6.80
C2	226.00	1°05'57"	4.34

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N04°22'53"W
(R)2	S11°31'56"E
(R)3	S18°40'16"W
(R)4	S43°45'24"W
(R)5	S68°46'27"W
(R)6	N86°04'19"W
(R)7	N56°03'37"W
(R)8	S34°33'47"E
(R)9	N50°31'22"W
(R)10	N41°35'55"W
(R)11	N32°25'08"W
(R)12	N22°41'20"W
(R)13	N40°53'33"W
(R)14	S26°10'11"W
(R)15	S17°16'16"W
(R)16	S08°22'58"W
(R)17	S15°01'44"W

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB 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
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - *NOT A PART*
 - ▨ 5' WIDE TRAIL



UNPLATTED
BARGAIN AND SALE DEEDS
REC. NO. 215088324 REC. NO. 215091604
REC. NO. 215091605 REC. NO. 215091606
REC. NO. 215091607 REC. NO. 215091608

SEE SHEET 4 OF 6

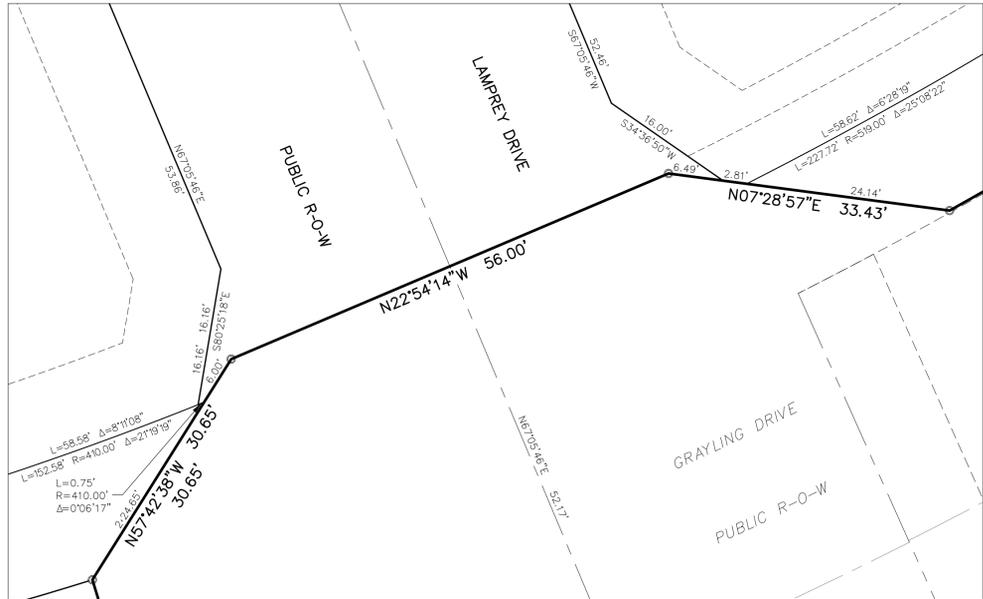
FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021

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

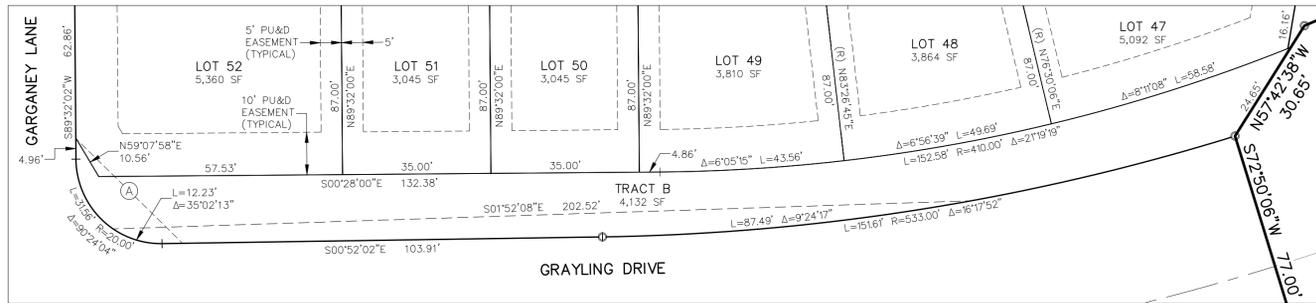
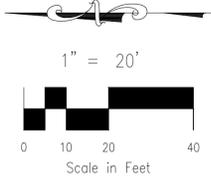
File: C:\70095A - Skyline at Lorson Ranch\Skyline No. 1\Survey\Plat\70095A Skyline @ L.R. 1.plt.dwg Plotstamp: 12/21/2021 5:46 PM

SKYLINE AT LORSON RANCH FILING NO. 1

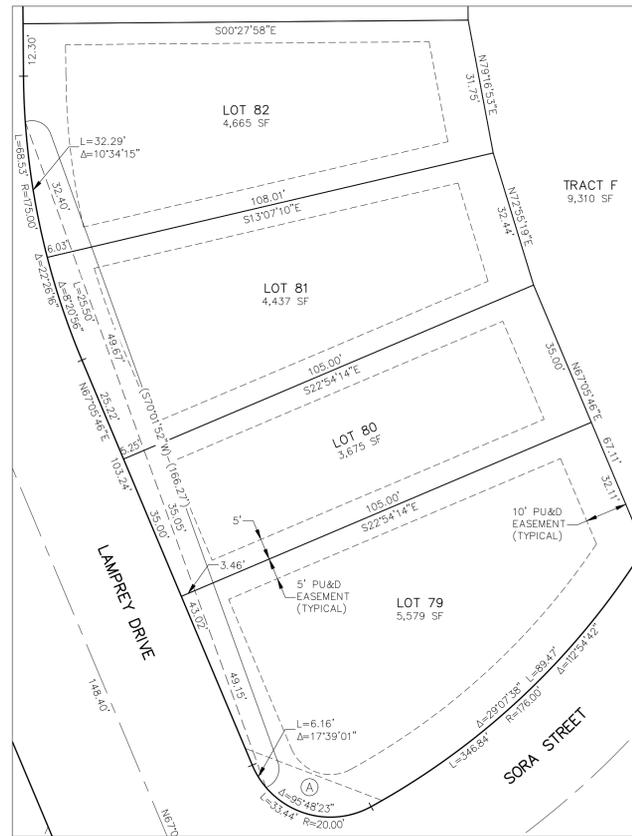
TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



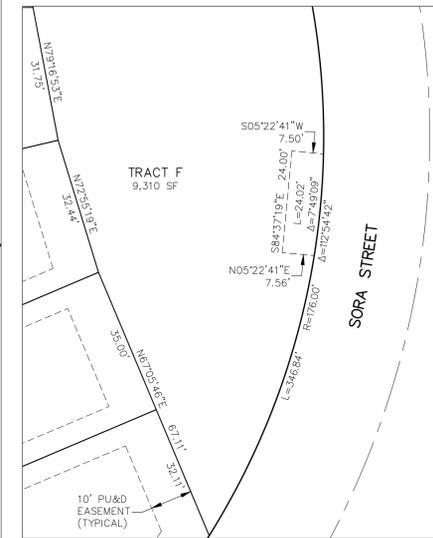
**GRAYLING DRIVE - LAMPREY DRIVE INTERSECTION
RIGHT-OF-WAY TRACTS AND LOTS
METES AND BOUNDS DETAIL**
SEE SHEET 4
SCALE: 1" = 10'



SIGHT LINE EASEMENT DETAIL
SEE SHEET 4
TRACT B
SCALE: 1" = 20'



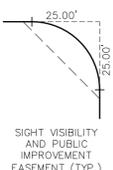
SIGHT LINE EASEMENT DETAIL
SEE SHEET 4
LOTS 79, 80, 81, & 82
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL
SEE SHEET 4
TRACT F
SCALE: 1" = 20'

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB 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
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- ▬ 5' WIDE TRAIL



DETAIL (A)
NOT TO SCALE

FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



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

Plat_V1 redlines V_1.pdf Markup Summary 2-1-2022

CDurham (1)

RECORDED: 03/01/2021
ED: 12/21/2021
SF-22-001
BER SF-21-XXX

Subject: Text Box
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 2/1/2022 10:57:42 AM
Status:
Color: ■
Layer:
Space:

SF-22-001

dsdparsons (16)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 1/26/2022 8:50:01 AM
Status:
Color: ■
Layer:
Space:

delete fees are overdue from previous recorded plats....



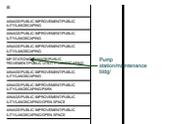
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 1/26/2022 10:34:42 AM
Status:
Color: ■
Layer:
Space:

complete (Add areas & fees based on Parks Board comments)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 1/26/2022 8:49:50 AM
Status:
Color: ■
Layer:
Space:

please show amount due _ I will write in Credits to be used and obtain Elizabeth's signature at plat recording



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 1/26/2022 10:36:03 AM
Status:
Color: ■
Layer:
Space:

Pump station/maintenance bldg/



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 12:49:02 PM
Status:
Color: ■
Layer:
Space:

delete



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 11:47:18 AM
Status:
Color: ■
Layer:
Space:

Repeat note- PUD above please delete this



Subject: Subdivision Improvements
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 11:47:51 AM
Status:
Color: ■
Layer:
Space:

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.



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 11:48:09 AM
Status:
Color: ■
Layer:
Space:

missing part of the note



Subject: Image
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 11:49:08 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 12:48:54 PM
Status:
Color: ■
Layer:
Space:

ADD



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 12:48:48 PM
Status:
Color: ■
Layer:
Space:

Add note that the roadway landscape within the individual lots is responsible for developer to install and X to maintain (Lorson ? District) If we dont have this than LS may not get installed by lot owners



Subject: Image
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 1/26/2022 12:37:55 PM
Status:
Color: ■
Layer:
Space:

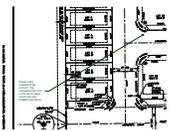


Subject: Callout
Page Label: Sheet 3 - As platted
Author: dsdparsons
Date: 1/26/2022 11:50:16 AM
Status:
Color: ■
Layer:
Space:

? Not sure what these red lines are?



Subject: Image
Page Label: Sheet 4
Author: dsdparsons
Date: 1/26/2022 12:34:05 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: Sheet 4
Author: dsdparsons
Date: 1/26/2022 12:33:58 PM
Status:
Color: ■
Layer:
Space:

Please verify easements are correct? The sidewalks have to fit in the lots on these corner lots: see PUDSP inset above



Subject: Image
Page Label: Sheet 4
Author: dsdparsons
Date: 1/26/2022 12:34:03 PM
Status:
Color: ■
Layer:
Space: