

LORSON RANCH EAST FILING NO. 3
A PORTION OF THE S 1/2 SECTION 13,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

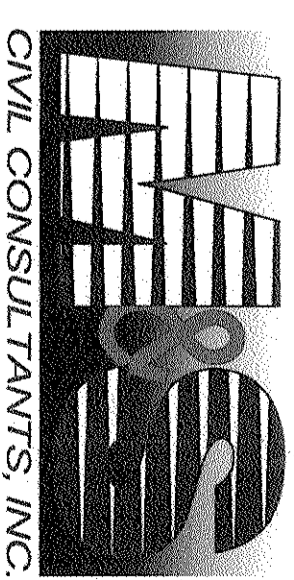
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GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCHED ON CAP AND AT THE NORTHEAST CORNER WITH A 5-1/4" ALUMINUM CAP STAMPED "152304". SAID LINE IS ASSUMED TO BEAR N89°22'23"E A DISTANCE OF 2694.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
 2. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 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 UNIFIED TITLE COMPANY, LLC ISSUED BY WESTCOTE LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2019 AT 7:30AM, FILE NO. 62132 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - a. (TC#10) 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 MAY BE 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.
 - b. (TC#13) ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 663031.
 - c. (TC#17) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT, RECORDED NOVEMBER 23, 1964 IN BOOK 2046 AT PAGE 622. (AS SHOWN)
 - d. (TC#20) ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5298 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 215039978.
 - e. (TC#21) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PERMANENT UTILITY EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED MARCH 23, 1962 IN BOOK 9991 AT PAGE 291. (AS SHOWN)
 - f. (TC#25) 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.
 - g. (TC#28) SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2005 AT RECEPTION NO. 2090695127.
 - h. (TC#33) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT TO WIDEFIELD WATER & SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208697533. (AS SHOWN)
 - i. (TC#34) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208697690.
 - j. (TC#39) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-128, 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. 212921710.
 - k. (TC#40) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047893.
 - l. (TC#45) MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2016 AT RECEPTION NO. 218018251.
 - m. (TC#46) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218028911. (AS SHOWN)
- GENERAL PLAT NOTES: (CONT.)**
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. 4.
 6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
 7. ALL DEVELOPMENT WITHIN LORSON RANCH EAST FILING NO. 3 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES AS RECORDED AT RECEPTION NO. 218018251, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
 8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPED E 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 AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
 13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 218028911. 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. 3, HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. 220013452 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. 220013447.
 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. 218018251.
 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. 05-326, RECEPTION NO. 205191973 AS CORRECTED - RECEPTION NO. 205132868.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025991, RE-RECORDED RECEPTION NO. 210039301.
 - 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. 214007824.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091A, 3/3/2015.
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047893.
 - H. RESOLUTION TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF LORSON RANCH EAST FILING NO. 3 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.
 - I. IF ACT B (FUTURE LORSON BOULEVARD) IS RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS OF THAT ROAD, THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THIS TRACT UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEED CONVEYING THE PORTIONS OF THIS TRACT NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENTS (OR ASSIGNEES) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THIS TRACT 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. 3.
 - J. IT SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN DISTRICT TO CONSTRUCT AND MAINTAIN A 6 FOOT SOFT SURFACE TRAIL WITHIN TRACT A, NORTH OF THE RESIDENTIAL REAR LOT LINES.

FINAL PLAT
LORSON RANCH EAST
FILING NO. 3
JOB NO. 43-127
DATE PREPARED: 03/09/2019
DATE REVISED: 12/30/2019

PLO FILE NUMBER 52-18-003



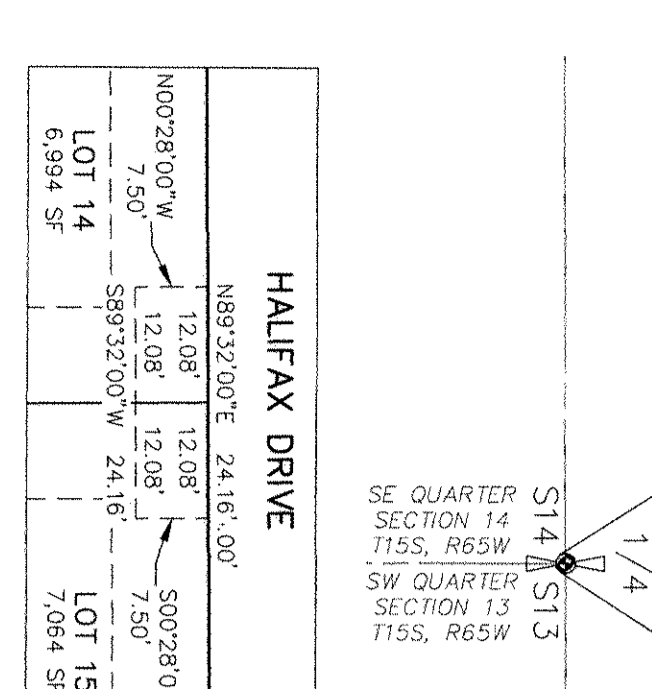
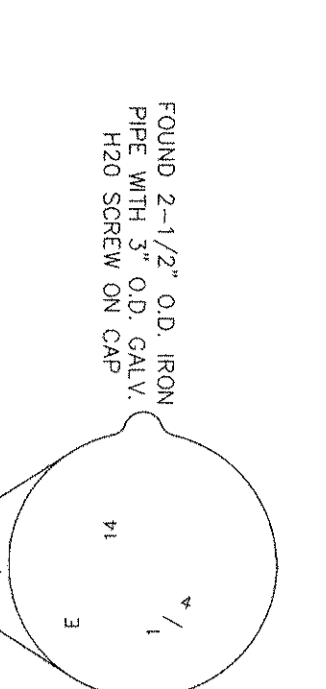
20 BOLDER CREEK SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.533.9465

SHEET 2 OF 3

LORSON RANCH EAST FILING NO. 3
 A PORTION OF THE S 1/2 SECTION 13,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

LORSON RANCH EAST FILING NO. 3
 TOTAL AREA = 849,292 S.F.
 19.497 ACRES +/-

14474



MAIL KIOSK EASEMENT DETAIL KE-1
 LOTS 14 & 15
 SCALE: 1" = 20'

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 25866"
 FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR CAP IS STAMPED "M&S CIVIL PLS 25866"
 FOUND MONUMENT AS NOTED
 BOUNDARY LINE
 PROPERTY LINE
 RIGHT-OF-WAY LINE
 CENTRELINE
 EASEMENT LINE
 ADJACENT SUBDIVISION LINE
 ADJACENT PROPERTY LINE
 EXISTING RIGHT-OF-WAY LINE
 EXISTING CENTRELINE
 EXISTING EASEMENT
 PARCELS INDICATED WITH ASTERISK "*" *NOT A PART* ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
R1	7.24	N87°26'51"W
R2	7.24	S87°26'51"W
R3	14.99	S87°26'51"E
R4	15.20	N87°26'51"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	3703'06"	11.98
R1	20.00	9070'00"	31.42
R2	20.00	9070'00"	31.42
R3	20.00	9070'00"	31.42
R4	20.00	9070'00"	31.42
R5	20.00	91'41.51"	32.01
R6	20.00	9070'00"	31.42
R7	60.00	2333'23"	24.67
R8	27.00	9070'00"	42.41
R9	60.00	2333'23"	24.67
R10	20.00	9070'00"	31.42
R11	20.00	9070'00"	31.42
R12	60.00	2333'23"	24.67
R13	27.00	9070'00"	42.41
R14	60.00	2333'23"	24.67
R15	395.00	205'09"	14.38
R16	345.00	205'09"	12.56
R17	20.00	9070'00"	31.42
R18	20.00	9070'00"	31.42
R19	225.00	205'09"	8.19
R20	175.00	205'09"	6.37

RADIAL BEARING TABLE

LINE #	BEARING
R1	N113°32'26"W
R2	N48°10'15"W
R3	S78°11'39"E
R4	S78°47'55"W
R5	S59°36'35"W
R6	S17°06'47"E
R7	S105°02'4"E
R8	S45°02'24"E
R9	S80°19'29"E
R10	N88°09'59"E

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	670.00	024°19'	4.74
C2	560.00	024°19'	3.86
C3	225.00	3703'06"	11.98
C4	60.00	14°16'21"	14.95
C5	60.00	917'02"	9.72
C6	60.00	19°11'17"	20.09
C7	60.00	65°43'37"	7.24
C8	60.00	16°38'47"	17.43
C9	60.00	20°17'23"	21.14
C10	60.00	3722'00"	3.53

CENTRELINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	570.00	203°08'	13.47
C2	570.00	203°08'	13.47

EASEMENT CURVE TABLE

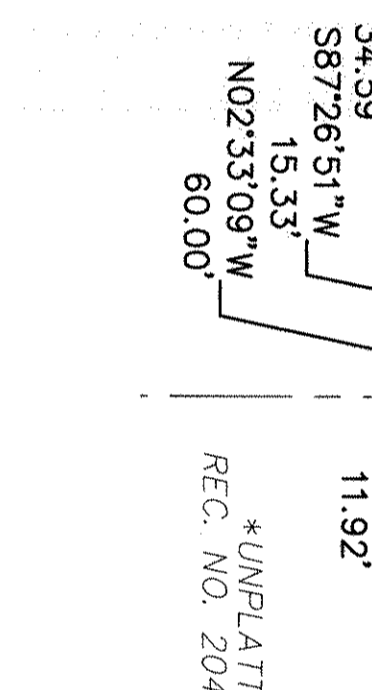
LINE #	DISTANCE	BEARING	ARC LENGTH
E1	510.00	17°33'	11.50
E2	510.00	173°56'	12.75



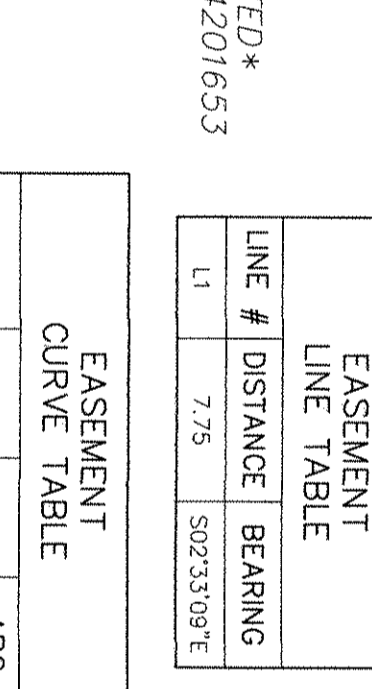
MAIL KIOSK EASEMENT DETAIL KE-2
 LOTS 22 & 40
 SCALE: 1" = 20'



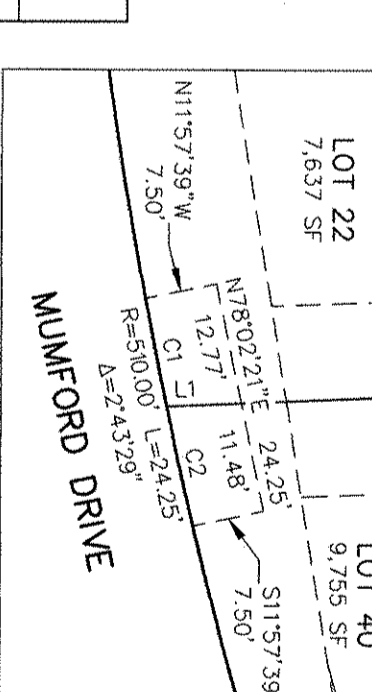
MUMFORD DRIVE



LAMPREY DRIVE



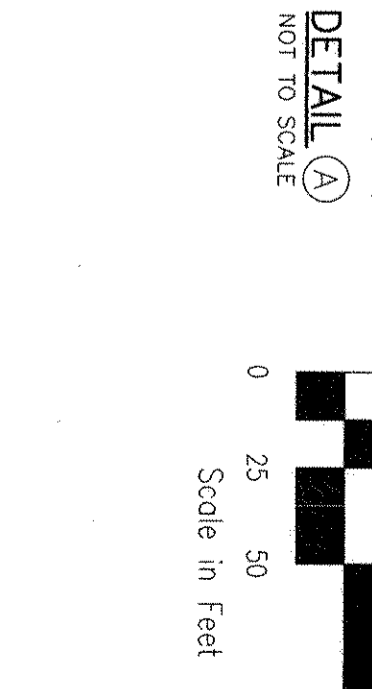
LAMPREY DRIVE



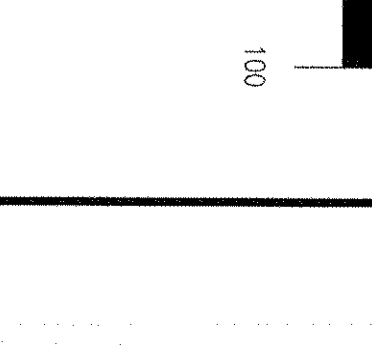
MUMFORD DRIVE



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