Chuck Broerman

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Rec \$33.00 Pages El Paso County, CO

SUBDIVISION/CONDOMINIUM PLAT

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Reception Number Date		Time		
	3			
Reception Fee	Number of Pages	File Number		
Lorson Ranch	East Filing NO3			
	Name of Plat ✓			
orson LLC Nominee For Murray Fountain LC				
Owner's Name				
Subdivision 📈	Condomini	ium 🗌		

MARKSHEFFEL RN Appletree Golf Course JIMMY **CREEK** CAMP MEADOWS AT LORSON RANCH FILING NO. 2 THE MEADOWS AT LORSON RANCH FILING NO. 1 PIONEER LANDING AT LORSON RANCH FILING NO. 1 ON CONTRACT VICINITY MAP Lorson Blvd EAST NO. 2 Dr Lamprey Future SITENORTH

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF (S 1/2) SECTION 13, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PACOUNTY, COLORADO.

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 SCREW ON CAP AND AT THE CENTER QUARTER CORNER OF SECTION 13 WITH A 3-1/4"ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET.

THENCE, N89°31'43"E A DISTANCE OF 32.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED UNDER RECEPTION NUMBER 218025811 IN THE ELPASO COUNTY RECORDS; BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13; ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING TWO (2) S;

(1) THENCE S00°52'02"E A DISTANCE OF 267.05 FEET TO A POINT OF CURVE;
(2) THENCE 241.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 25°57'39", (THE CHORD OF WHICH BEARS \$13°50'51"E A DISTANCE OF 239.44 FEET);

THENCE, \$65°49'40"W A DISTANCE OF 232.85 FEET;
THENCE, \$67°51'09"W A DISTANCE OF 113.39 FEET;
THENCE, \$63°33'19"W A DISTANCE OF 194.38 FEET TO A POINT OF CURVE;
THENCE 304.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", (THE CHORD OF WHICH CHORD BEARS \$75°30'05"W A DISTANCE OF 302.21 FEET);
THENCE, \$87°26'51"W A DISTANCE OF 11.92 FEET TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF LAMPREY DRIVE AS RECORDED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NUMBER 219714288 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE BOUNDARY OF "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SEVEN (7) COURSES:

1. THENCE, N02°33'09"W A DISTANCE OF 60.00 FEET;
2. THENCE, S87°26'51"W A DISTANCE OF 15.33 FEET;
3. THENCE, N02°33'09"W A DISTANCE OF 34.59 FEET;
4. THENCE, S87°26'51"W A DISTANCE OF 50.00 FEET;
5. THENCE, S02°33'09"E A DISTANCE OF 14.59 FEET;
6. THENCE, S42°26'51"W A DISTANCE OF 28.28 FEET;
7. THENCE, S87°26'51"W A DISTANCE OF 355.00 FEET TO THE SOUTHEAST CORNER OF LOT 58 AS RECORDED IN "LORSON RANCH EAST FILING NO. 2" UNDER RECEPTION NUMBER 20011141 DATHE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ALONG THE BOUNDARY OF "LORSON RANCH EAST FILING NO. 2" THE FOLLOWING FOUR (4) COURSES:
1. THENCE, N02°33'09"W A DISTANCE OF 160.00 FEET;
1. THENCE, N02°33'09"W A DISTANCE OF 160.00 FEET;

THENCE, S87°26'51"W A DISTANCE OF 9.30 FEET;
THENCE, N02°33'09"W A DISTANCE OF 136.79 FEET;
THENCE, N00°28'00"W A DISTANCE OF 454.28 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;. 32'23"E ALONG SAID CENTERLINE 1171.44 FEET TO POINT OF BEGINNING

SAID PARCEL CONTAINS A CALCULATED OR LESS. AREA OF 849,292 S.F.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGE DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID PUBLIC STREETS, AND EASENIENTS AS SHOWN HEREON USUBDIVISION OF "LORSON RANCH EAST FILING NO. 3". ALL SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND HEREBY COVENANT AND AGFEE THAT THE PUBLIC USE AND THEREBY COVENANT AND AGFEE THAT THE PUBLIC IMPROVEMENTS OF THE BOARD OF COUNTY COMMITTED TO EL PASO COUNTY STANDARDS AND THE EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID TO THE SATISFACTION OF THE BOARD OF COUNTY COMMITTERS OF THE SATISFACTION OF THE BOARD OF COUNTY COMMITTERS OF PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOUTH DEDICATED FOR PUBLIC UTIL TIES AND COMMUNICATION SPURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSING SERVICES FOR WHICH THE EXSEMENTS ARE ESTABLISHED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM A PROPERTIES FOR INSTALLAT ON, MAINTENANCE, AND REPLINES AND RELATED FACILITIES. ES, BENEFICIARIES OF THE LAND DESCRIBED LANDS INTO LOTS, TRACTS, VIDER THE NAME AND PUBLIC IMPROVEMENTS SAID OWNER DOES EMENTS WILL BE DRAINAGE AND EXPENSE, ALL OF EL PASO

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EPLACEMENT OF UTILITY

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

BY: JEFF MARK, A LORSON LLC A CO FOUNTAIN LLC, A , AUTHORIZED SIGNING AGENT, FOR: COLORADO LI MITED LIABILITY COMPANA COLORADO LIMITED LIABILITY COMPA Y,AS NOMINËE FOR MURRAY ANY.

ATTEST: SECRETARY/TREASURER

COUNTY OF EL PASO STATE OF COLORADO

ACKNOWLEDGED BEFORE ME: THIS DAY OF COLORADO LIMITED JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY AS NOM NEE FOR MURRAY FOUNTAIN LLC, A COLORADO LI COMPANY.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL t

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 ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES AND SIDE LOT LINES OF CORNER LOTS ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND C FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT.

APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 3.

STATE OF COLORADO) ss JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 4

WITNESS BY HAND AND OFFICIAL SEAL ACKNOWLEDGED BEFORE ME THIS DAY OF

NOTARY PUBLIC MY COMMISSION EXPIRES: 3-22

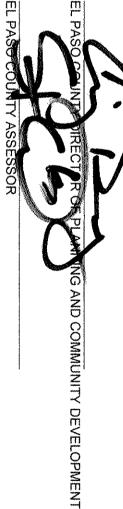
THIS PLAT FOR "LORSON RANCH EAST FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 2 DAY OF 100 D

PRESIDENT, BOARD OF ⋛ 7 COUNTY RS

DATE

COUNTY APPROVAL

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 3" ON THIS 13TH DAY OF FEBRUARY, 2020, A.D.



RECORDING:

STATE OF COLORADO) ss

AT 12:0S O'CLOCK P.M., THIS 120 DAY OF FEBRUARY OFFICE AND IS DULY RECORDED UNDER RECEPTION NUMBER 2207 LAVOL OF THE RECORDS OF EL PASO COUNTY, COLORADO. 2020, A.D.,

DRAINAGE FEE

JIMMY CAMP CREEK SURETY FEE:

BRIDGE FEE:

SCHOOL FEE:

CHUCK BROERMAN, RECORDER

Surcharge: 3 FEE: 10 lymk aich

URBAN PARK FEE:

PARK FEE:

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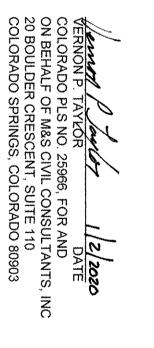
36,936.00

23,328.00

SURVEYORS CERTIFICATE

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 JUDER 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 JAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY AND DEVELOPMENT CODE.

ATTEST THE ABOVE ON THIS TET DAY OF JANUARY



ON P. N. 25966 5

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.

TRACT

SIZE (ACRES)

OWNERSHIP/ MAINTENANCE

JSU

TRACT

TABLE

BOARD OF COUNTY COMMISSIONE RS CERTIFICATE:

LRMD

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LORSON RANCH

METRO

DISTRICT

TOTAL

1.705

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0.062

LRMD/LRMD

DRAINAGE/PUBLIC IMPROVEMENT/ PUBLIC UTILITY/LANDSCAPING/OPEN SPACE

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0.681

LRMD/LRMD

FUTURE LORSON BOULEVARD RIGHT-

 \triangleright

0.962

LRMD/LRMD

DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/5-FOOT SOFT SURFACE TRAIL

SUMMARY:

81 LOTS
3 TRACTS
RIGHTS-OF-WAY
TOTAL 12.894 ACRES 1.705 ACRES 4.898 ACRES 19.497 ACRES

FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170	Credit	The Cudit	the Credit
OOL LAND AC	\$ 8,28	\$ 70,35	\$ 177,21
SREEMENT 170	6.00 TX	70,354.00 W	\$ 177,213.00 W
****	8,286.00 JM 2/12/2020	2/12/2020	2/12/2020

FINAL PLAT LORSON RANCH EAST FILING NO. 3 JOB NO. 43-127 DATE PREPARED: 03/0 DATE REVISED: 12/7



20 BOULDER CRESCENT, SUITE 1 10 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

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FILE NUMBER

LORSON RANCH EAST FILING

<u>N</u>O.

A PORTION OF THE S 1/2 SECTION 13,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

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 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

GENERAL PLAT NOTES:

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.

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A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2018 AT 7:30AM, FILE NO 62132 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. (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 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.

(TC#13) ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.

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(TC#17) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY AND EASEMENT, RECORDED NOVEMBER 23, 1964 IN BOOK 2045 AT PAGE 552. (AS SHOWN)

(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 5258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578. (TC#21) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PERMANENT UTILITY EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED MARCH 23, 1992 IN BOOK 5951 AT PAGE 291. (AS SHOWN)

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(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.

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(TC#33) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533 (AS SHOWN) (TC#28) SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.

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(TC#34) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067660.

(TC#39) 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.

(TC#40) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.

(TC#45) MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251

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(TC#46) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218025811. (AS SHOWN)

GENERAL PLAT NOTES: (CONT.)

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

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UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 4.

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.

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

NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. YHT

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ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

끖 12. M/vILBOXES SHALL BE INSTA W DRKS AND UNITED STATE ALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLICS POSTAL SERVICE REGULATIONS.

NO LOT OR INTEREST THER BY CONTRACT, NOR SHALL I 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 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 JL DGMENT OF THE BOARD OF SAID IMPROVEMENTS.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "LORSON RANCH EAST FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. 22002500 OF THE EL PASO COUNTY CLERK AND RECORDER.

THE PROPERTY IS SUBJECT ELSEMENTS AS CONTAINED PFACTICE MAINTENANCE AG TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT SREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 2201347

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16. BUILDING SETBACKS SHALL UNIT DEVELOPMENT GUIDEI BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED INES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251

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 CONTACTED PRIOR TO THE I 3 AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE ESTABLISHMENT OF ANY DRIVEWAY.

19 THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:

 ϖ DEVELOPMENT AGREEN 210036301. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869. IENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO.

DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.

DEVELOPMENT AGREEMENT NO. 4 RESOLUTION NO. 12-196, RECEPTION NO. 212090407.

DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.

DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015

20. PLIRSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PLIBLIC 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. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.

21. TF ACT B (FUTURE LORSON F THAT ROAD. THE LORSON F OF THIS TRACT NECESSARY FOUNTY. EL PASO COUNTY, I ROADWAY IMPROVEMENTS WEANDSCAPING ALLOWED TO FOUNTY. MAINTAINED BY LORSON RANCH ME AGREEMENT ALLOWING MAINTENAI LC RSON RANCH EAST FILING NO. 3. SON BOULEVARD) IS RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS OF ON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THIS E, IF ANY, THAT THE COUNTY REQUESTS THE DEED CONVEYING THE PORTIONS SARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE INTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT NTS WITHIN THIS TRACT AT ANY TIME AT THE COUNTY'S SOLE DISCRETION.

D TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE N RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN

22. IT SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN DISCTRICT TO CONSTRUCT AND MAINTAIN A 5 FCOT 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: 03/1
DATE REVISED: 12/:



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