

Steve Schleiker
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El Paso County, CO



223715216

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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The Ridge at Lorson Ranch Filing No 1
Name of Plat

Love in Action, Melody Homes Inc, Viva Land Ventures
Owner's Name

Subdivision

Condominium

THE RIDGE AT LORSON RANCH FILING NO. 1
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

- i. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W, OF THE 6TH P.M. AS MOUNTAINED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A N. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR, ENG LTD, T15S, R64W, 14, 513, 518, 2002, RLS 3161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6TH P.M. AND SECTION 18 AND 19, T15S, R64W OF THE 6TH P.M. WITH A N. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR, ENG LTD, T15S, R65W, R64W, 5131, 518 - 524, 519, 2002, RLS 3161" AND, SAID LINE BEARS S007°13'55"E, DISTANCE OF 2.81698 FEET. THE UNIT OF MEASUREMENT IS THE U.S. SURVEY FOOT.
- ii. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 80041C00976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- iii. A COMMITMENT FOR TITLE INSURANCE ISSUED AUGUST 30, 2023 BY COMPANY WITH AN EFFECTIVE DATE OF AUGUST 22, 2023 AT 8:00AM, FILE NO. 213287, REVISION NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- iv. (T049) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 08, 2004 AT RECEPTION NO. 204955094.
- v. (T0410) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204298977, APRIL 15, 2005 AT RECEPTION NO. 205655573 AND APRIL 21, 2005 AT RECEPTION NO. 205656119, RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS, 1-7 AMENDING SERVICE PLAN LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207099623, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080980.
- vi. (T0411) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197517, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197524, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204298978 AND APRIL 21, 2005 AT RECEPTION NO. 205656120, RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080980.
- vii. (T0412) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 208078708.
- viii. (T0413) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH APPROVED AUGUST 19, 2005 AT RECEPTION NO. 205128825, RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132898, DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210029591, AND APRIL 20, 2010 AT RECEPTION NO. 210036901, RESOLUTION NO. 10-944 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101178, FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 08, 2012 AT RECEPTION NO. 212089408, RESOLUTION NO. 12-198 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 08, 2012 AT RECEPTION NO. 212094007, FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007824, SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.
- ix. (T0414) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035517 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- x. (T0415) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 08-426 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207078842.
- xi. (T0416) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.

GENERAL PLAT NOTES: (CONT)

- xii. (T0417) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 213166595.
- xiii. (T0418) THE PROPERTY MAY BE SUBJECT TO MINERAL OILY CLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS KNOWN FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137059, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- xiv. (T0419) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213089878.
- xv. (T0420) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 218113013, RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216099587 AND SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xvi. (T0421) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
- xvii. (T0422) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-483 REGARDING APPROVAL OF THE RIDGE AT LORSON RANCH MAP AMENDMENT RECORDED AND PUD DEVELOPMENT PLAN (PUDSP-21-006) RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 222016617.
- xviii. (T0423) RESERVATION OF LOVE IN ACTION, A COLORADO NONPROFIT CORPORATION, GRANTEE OF ANY AND ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES COLLECTIVELY "MINERALS"), IN UNDER, OR THAT MAY BE PRODUCED FROM THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY AND ALL ROYALTIES ASSOCIATED WITH ANY SUCH MINERALS, PROVIDED, HOWEVER, THAT GRANTEE, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY IRREVOCABLY RELINQUISHES, QUITCLAIMS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND WAIVES ALL RIGHTS TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY MINERALS, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES FROM THE PROPERTY, OR THE UPPER FIVE HUNDRED FEET (60') OF THE SUBSURFACE THEREOF, AND WITHOUT LIMITATION OF SUCH RELINQUISHMENT, QUITCLAIM AND WAIVER, GRANTEE'S ACTIVITIES IN EXTRACTING OR OTHERWISE DEALING WITH THE MINERALS SHALL NOT CAUSE DISTURBANCE, DAMAGE OR SUBSIDENCE OF OR TO THE SURFACE OF THE PROPERTY OR ANY IMPROVEMENTS AT ANY TIME LOCATED THEREON OR RELATING THERETO NOR ANY IMPAIRMENT OF THE USE OF THE LATERAL OR SUBJACENT SUPPORT THEREOF AND SHALL NOT INTERFERE WITH THE DEVELOPMENT, USE AND/OR ENJOYMENT OF THE SURFACE OF THE PROPERTY AS AND FOR SINGLE-FAMILY DETACHED OR ATTACHED RESIDENTIAL DWELLING UNITS, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 03, 2022 AT RECEPTION NO. 222016617.
- xix. (T0424) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT BY AND BETWEEN LOVE IN ACTION, A COLORADO NONPROFIT CORPORATION AND MELDOU HOMES, INC., A DELAWARE CORPORATION RECORDED FEBRUARY 03, 2022 AT RECEPTION NO. 222016618.
- xx. (T0425) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN RECORDED FEBRUARY 23, 2022 AT RECEPTION NO. 222028930.
- xxi. (T0426) RESERVATION BY LOVE IN ACTION, A COLORADO NONPROFIT CORPORATION, GRANTEE OF ANY AND ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES COLLECTIVELY "MINERALS"), IN UNDER, OR THAT MAY BE PRODUCED FROM THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY AND ALL ROYALTIES ASSOCIATED WITH ANY SUCH MINERALS, PROVIDED, HOWEVER, THAT GRANTEE, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY IRREVOCABLY RELINQUISHES, QUITCLAIMS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND WAIVES ALL RIGHTS TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY MINERALS, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES FROM THE PROPERTY, OR THE UPPER FIVE HUNDRED FEET (60') OF THE SUBSURFACE THEREOF, AND WITHOUT LIMITATION OF SUCH RELINQUISHMENT, QUITCLAIM AND WAIVER, GRANTEE'S ACTIVITIES IN EXTRACTING OR OTHERWISE DEALING WITH THE MINERALS SHALL NOT CAUSE DISTURBANCE, DAMAGE OR SUBSIDENCE OF OR TO THE SURFACE OF THE PROPERTY OR ANY IMPROVEMENTS AT ANY TIME LOCATED THEREON OR RELATING THERETO NOR ANY IMPAIRMENT OF THE USE OF THE LATERAL OR SUBJACENT SUPPORT THEREOF AND SHALL NOT INTERFERE WITH THE DEVELOPMENT, USE AND/OR ENJOYMENT OF THE SURFACE OF THE PROPERTY AS AND FOR SINGLE-FAMILY DETACHED OR ATTACHED RESIDENTIAL DWELLING UNITS, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JULY 01, 2022 AT RECEPTION NO. 222028931.
- xxii. (T0427) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ASSIGNMENT OF PLATS, PLANS, DEVELOPMENT AND OTHER RIGHTS RECORDED JULY 01, 2022 AT RECEPTION NO. 222016014.
- xxiii. (T0428) THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS EVIDENCED BY RESOLUTION NO. 22-282 RECORDED AUGUST 16, 2022 AT RECEPTION NO. 222106586.

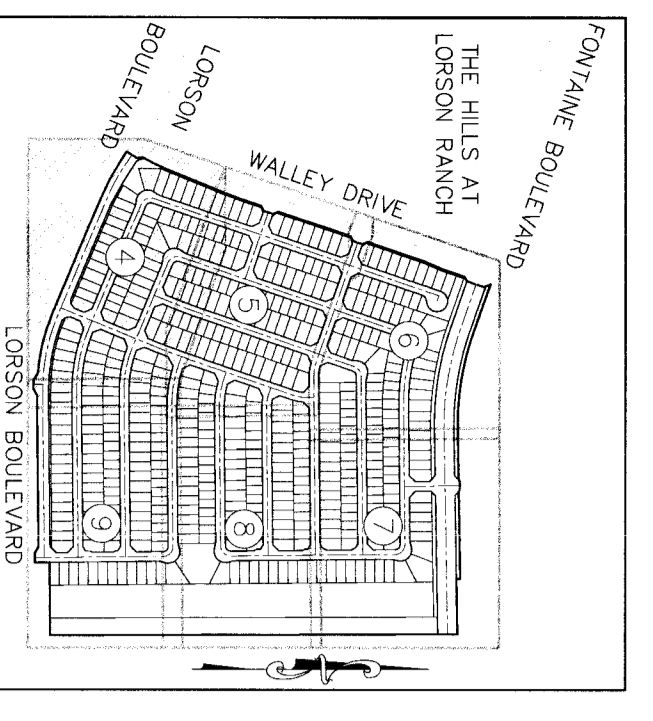
GENERAL PLAT NOTES: (CONT)

- xxiv. (T0429) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RECORD OF ADMINISTRATIVE ACTION APPROVAL OF A FINAL PLAN FOR RIDGE AT LORSON RANCH FILING NO. 1 (SF-22-004) RECORDED SEPTEMBER 02, 2022 AT RECEPTION NO. 222116061.
- xxv. (T0430) COMMERCIAL DEED OF TRUST AND SECURITY AGREEMENT DATED SEPTEMBER 16, 2022, GIVEN BY VIVA LAND VENTURES, LP, A TEXAS LIMITED PARTNERSHIP TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF VIVA CAPITAL FINANCING, LLC, A TEXAS LIMITED LIABILITY COMPANY TO SECURE PAYMENT OF \$6,506,396.00, RECORDED SEPTEMBER 20, 2022 AT RECEPTION NO. 222122059.
- xxvi. (T0431) ASSIGNMENT OF DEED OF TRUST TO WESTSTAR BANK RECORDED SEPTEMBER 30, 2022 AT RECEPTION NO. 222126357.
- xxvii. (T0432) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MEMORANDUM OF OPTION AGREEMENT RECORDED SEPTEMBER 20, 2022 AT RECEPTION NO. 222122850.
- 1. PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 2. UNDERGRADUATE MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- 3. 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-21-6, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, NOXIOUS WEED MANAGEMENT PLAN, EROSION CONTROL REPORT, AND TRAFFIC IMPACT ANALYSIS.
- 4. ALL DEVELOPMENT WITHIN THE RIDGE AT LORSON RANCH FILING NO. 1 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 222026380, OF THE RECORDS OF THE EL PASO COUNTY CLERK, AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- 5. 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 IMPROBE RUNOFF FROM REACHING DRAINAGE SWALES.
- 6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7. SIGHT LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATION. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
- 8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPROBE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 10. 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 APPLICATION OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER **23349249**. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, SO CALLED 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 BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OR 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.
- 11. THE DECLARATION OF GOVERNANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGE AT LORSON RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. **231932040** OF THE RECORDS OF THE EL PASO COUNTY CLERK, AND RECORDER.
- 12. 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 EASEMENTS RECORDED UNDER RECEPTION NO. 220218689 AND RECEPTION NO. **233042088**.

GENERAL PLAT NOTES: (CONT)

- 13. 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.
- 14. THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 15. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128825 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210029591, RECORDED RECEPTION NO. 210036901.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-198, RECEPTION NO. 212089407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007824.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-0914 3/30/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
- 16. PURSUANT TO RESOLUTION NO. 22-282, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 7, AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 222108588, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THE RIDGE AT LORSON RANCH FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 7 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 17. A SOILS AND GEOLOGY STUDY FOR THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO, WAS COMPLETED BY RING, ROCKY MOUNTAIN GROUP, LAST AMENDED ON JULY 2, 2021, JOB NO. 179708 AND IS HELD IN THE RIDGE AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE PUDSP-21-6 AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC CONSTRAINTS: EXPANSIVE SOILS AND BEDROCK, FAULTS, SEISMICITY, AND RADON. THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDOUS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/PREAD FOOTING STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. A PERMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW-HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH TRENCH, IF APPLICABLE. THIS INCLUDES GRAVI-SPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED OVER THE LIFE OF THE STRUCTURE, BY THE HOMEOWNER.
- 18. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. **233042046**.
- 19. ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS A, B, C, E, K, AND J) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN THE RIDGE AT LORSON RANCH FILING NO. 1.
- 20. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
- 21. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
- 22. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDFIELD WATER AND SANITATION DISTRICT.
- 23. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY, RECORDED AT RECEPTION NO. 223082029.
- 24. PERIOD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. *233042046*.

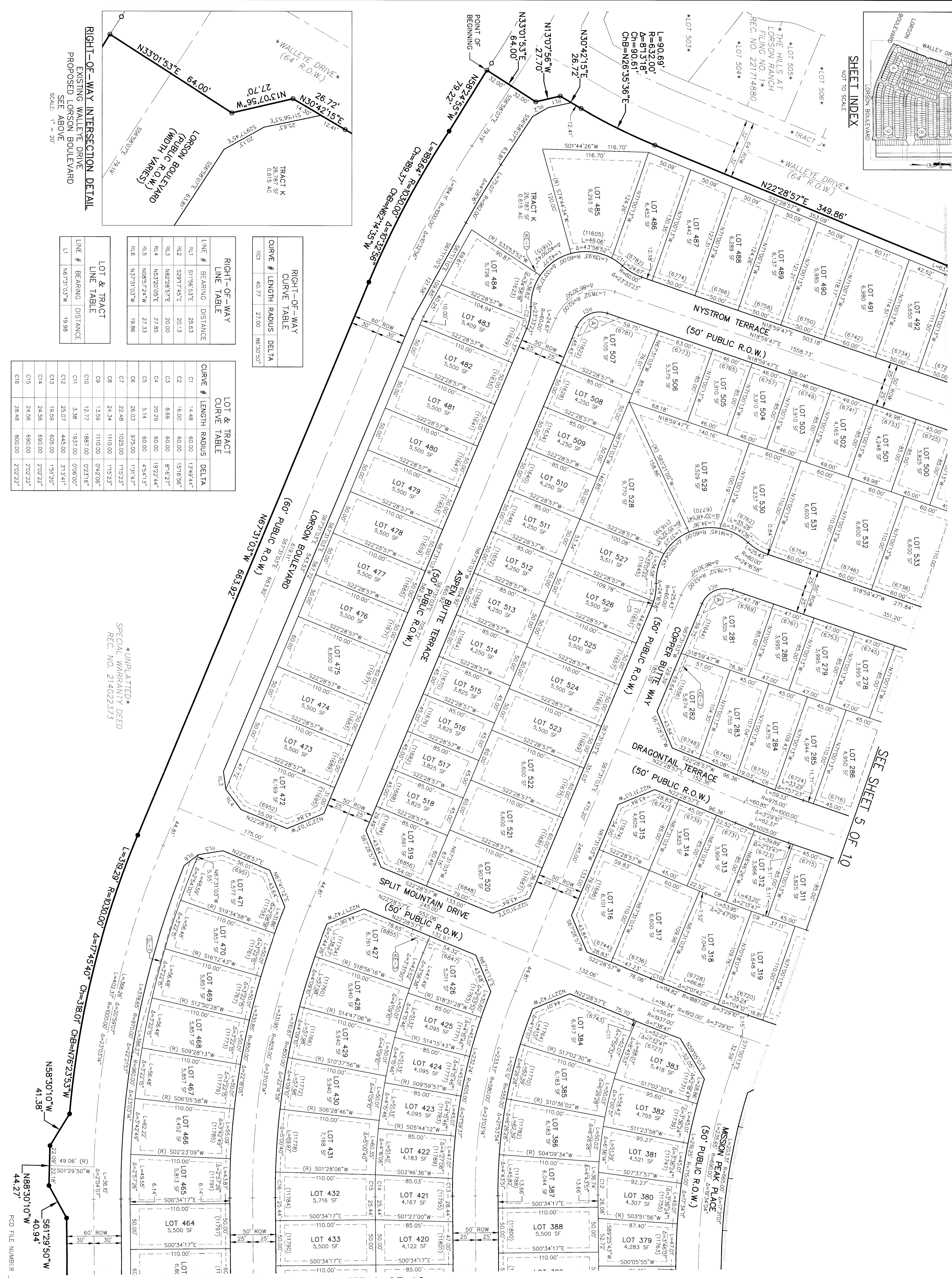




SEE SHEET 5 OF 10

THE RIDGE AT LORSON RANCH FILING NO. 1
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
 THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

15216



SEE SHEET 9 OF 10

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	40.77	27.00	86.30507°

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
L1	N67°31'03"W	19.98

LOT & TRACT CURVE TABLE

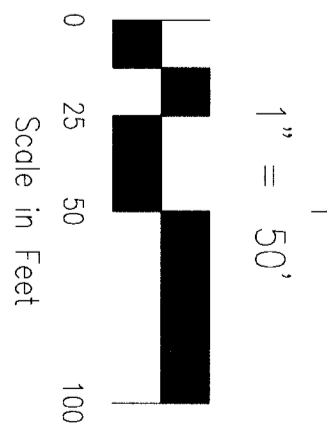
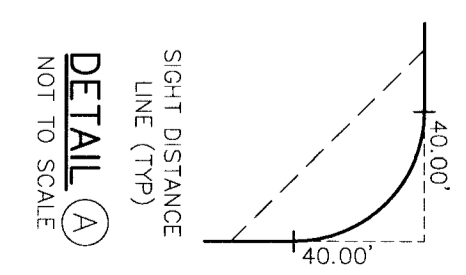
CURVE #	LENGTH	RADIUS	DELTA
C1	14.48	60.00	13.9944°
C2	16.00	60.00	15.1956°
C3	8.66	60.00	8°06'22"
C4	20.29	60.00	19.2244°
C5	5.14	60.00	4.5413°
C6	26.03	975.00	1.3142°
C7	22.48	1025.00	1.1523°
C8	24.34	110.00	1.1923°
C9	13.59	189.00	0.2316°
C10	12.77	189.00	0.2316°
C11	3.38	193.00	0.0800°
C12	25.07	445.00	3.1341°
C13	19.59	605.00	1.5120°
C14	24.56	690.00	2.0222°
C15	24.56	690.00	2.0222°
C16	28.48	900.00	2.0222°

UNPLATTED
 SPECIAL WARRANTY DEED
 REC. NO. 2140223713

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- ADDRESS
- CHORD LENGTH
- CHORD BEARING
- SET N. 5 BEARING AND 1.5% GRADE CAP STAMPED THIS PLAN PLUS 2.968% FINISH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND N. 5 BEARING AND 1.5% GRADE CAP STAMPED THIS PLAN PLUS 2.968% FINISH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTRILINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTRILINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE

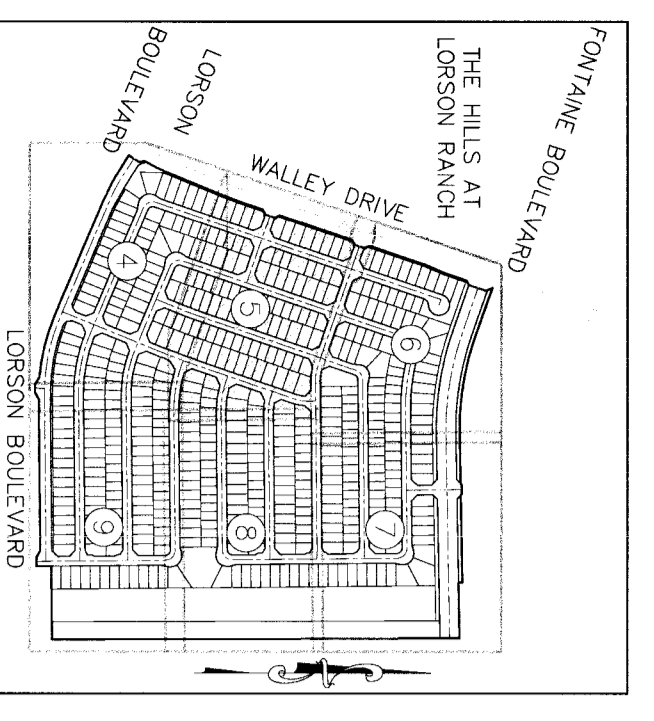
NOT A PART
 PARCELS INDICATED WITH ASTERISK *
 ARE NOT A PART OF THIS SUBDIVISION
 SIGHT LINE EASEMENT
 SEE DETAILS SHEET TO
 MAIN KIOSK EASEMENT
 SEE DETAILS SHEET 10



24.0413

FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 1
 JOB NO. 70-097
 DATE PREPARED: 01/11/2022
 DATE REVISION: 09/28/2023
 ISSUED FOR MAPLAR

CIVIL CONSULTANTS, INC.
 212 N. WASHCRAVE AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485



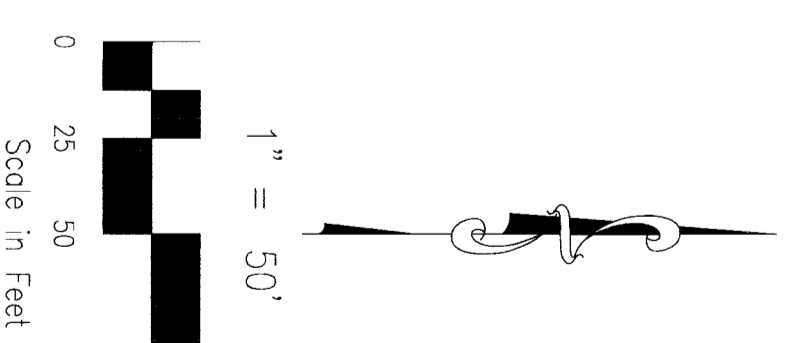
CURVE #	LENGTH	RADIUS	DELTA
C6	28.03	975.00	131.47°
C7	22.48	1028.00	115.23°
C8	24.34	1110.00	115.23°
C9	13.59	1110.00	94.20°
C17	7.98	1042.00	92.50°
C18	5.80	1042.00	91.90°
C19	18.87	555.00	135.40°
C20	15.81	470.00	135.40°
C21	29.61	310.00	52.82°
C22	30.56	225.00	74.00°
C23	20.18	225.00	50.81°



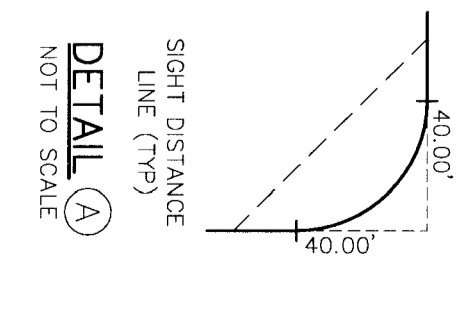
THE RIDGE AT LORSON RANCH FILING NO. 1
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
 THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

15216

SEE SHEET 8 OF 10

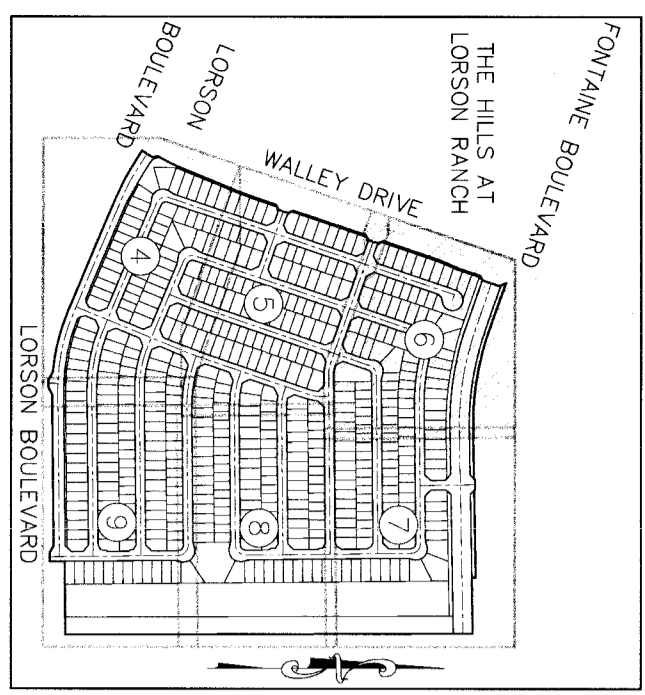


- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (XXX) ADDRESS
 - CH CHORD LENGTH
 - CHB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 2596" FLUSH W/ FINISH GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 2596" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - 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
 - SECTION/QUARTER SECTION LINE
 - MATCHLINE
- *NOT A PART***
 PARCELS INDICATED WITH ASTERISK ** ARE NOT A PART OF THIS SUBDIVISION
 SIGHT LINE EASEMENT
 SEE DETAILS SHEET 10
 MAIL ROOM EASEMENT
 SEE DETAILS SHEET 10



FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 1
 JOB NO. 70-097
 DATE PREPARED: 09/28/2023
 ISSUED FOR M/LAK

CIVIL CONSULTANTS, INC.
 212 N. WASHINGTON, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485



SHEET INDEX
NOT TO SCALE

THE RIDGE AT LORSON RANCH FILING NO. 1
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

15216

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (XXX) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET N. 5 REBAR AND 1.5" ORANGE CAP STAMPED MARKS ONLY P.L.S. 25966' FINISH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND N. 5 REBAR AND 1.5" ORANGE CAP STAMPED MARKS ONLY P.L.S. 25966' FINISH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- 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
- SECTION/QUARTER SECTION LINE
- MATCHLINE

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

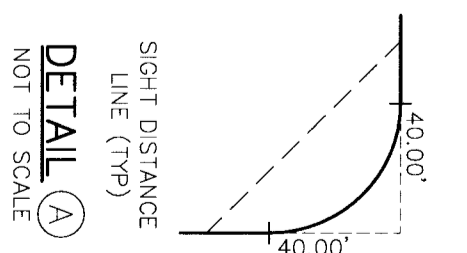
- (SOLID) SIGHT LINE EASEMENT SEE DETAILS SHEET 10
- (DASHED) MAIL KIOSK EASEMENT SEE DETAILS SHEET 10
- (DOTTED) MATCHLINE

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C25	18.59	60.00	17.44337
C26	8.33	60.00	7.5726
C27	22.68	975.00	11.939
C28	23.16	975.00	12.843
C29	28.82	1110.00	12.916
C30	26.61	1110.00	12.228
C31	16.51	60.00	15.4604
C32	14.06	60.00	13.7535
C33	10.61	60.00	10.0748

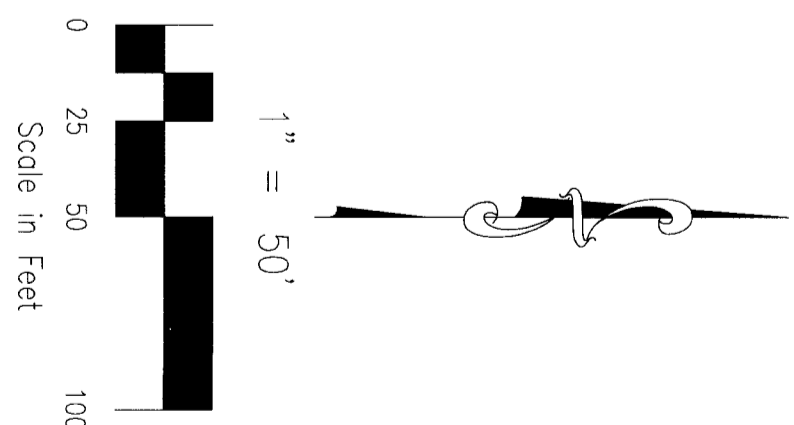
RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC2	41.41	27.00	87.9223
RC3	33.19	27.00	70.2596



SIGHT DISTANCE LINE (TYP)
40.00'
40.00'

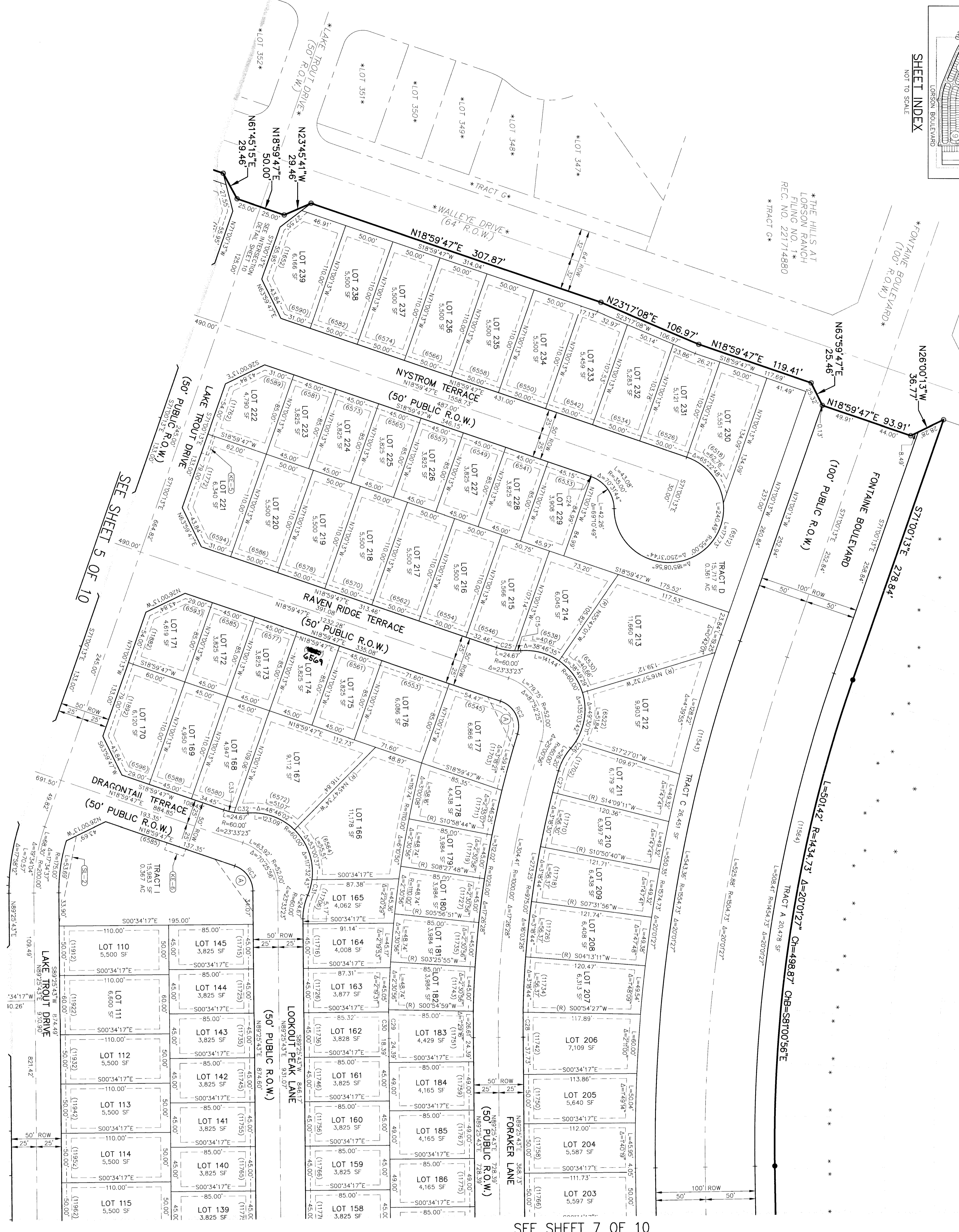
DETAIL (A)
NOT TO SCALE



Scale in Feet

SEE SHEET 7 OF 10

SEE SHEET 5 OF 10



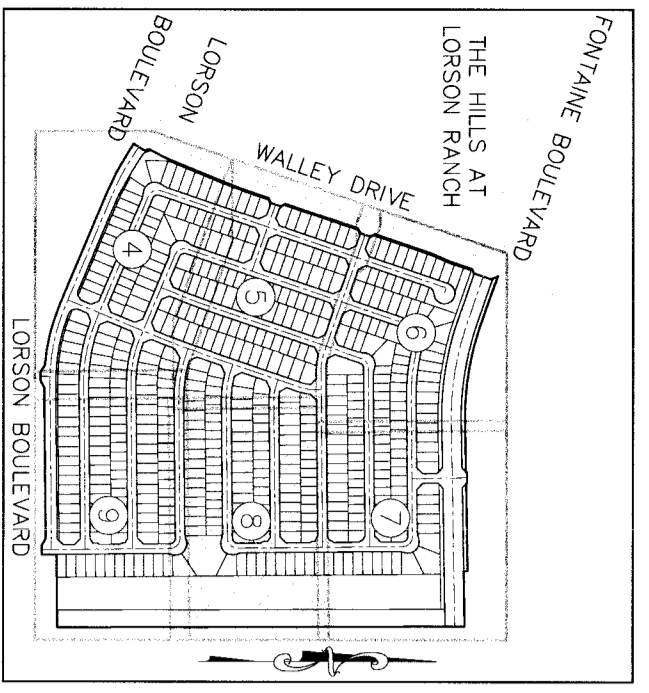
FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISION: 09/28/2023
ISSUED FOR M/LAR

POD FILE NUMBER: SE-22-004

CIVIL CONSULTANTS, INC.
212 N. WASHCROFT AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 6 OF 10

SEE SHEET 5 OF 10

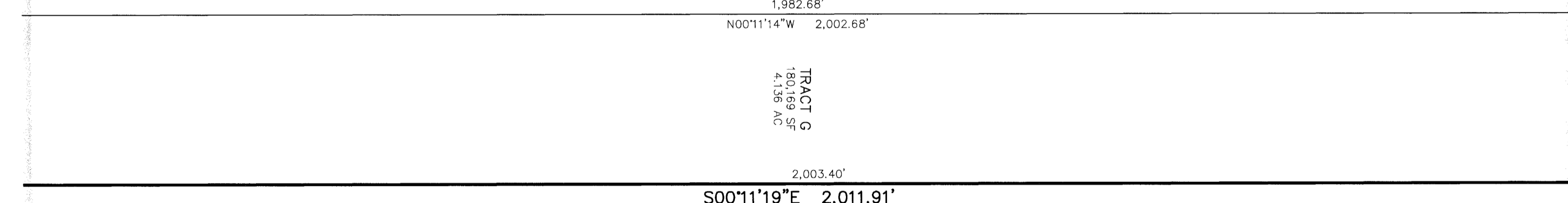
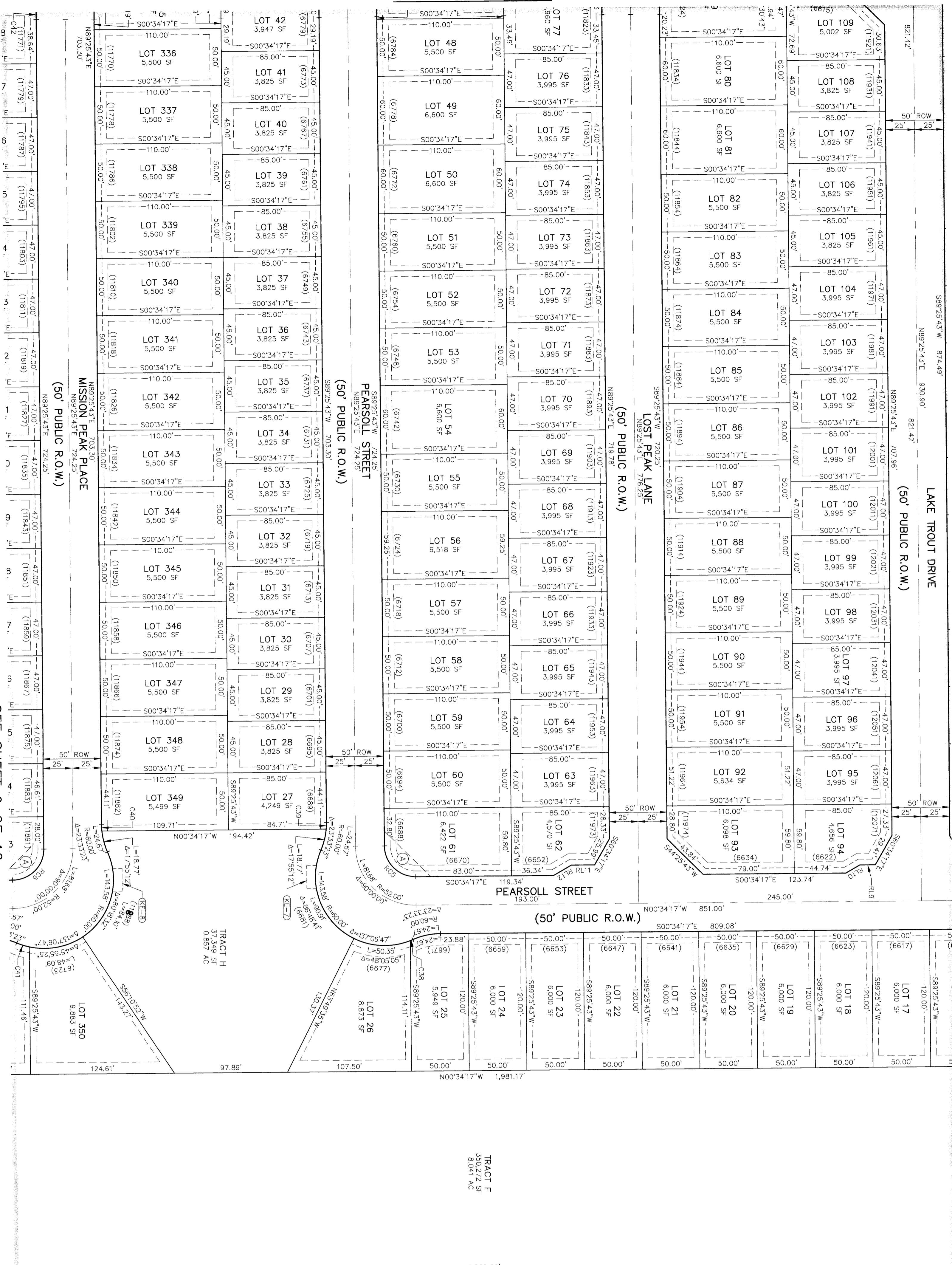


SHEET INDEX
NOT TO SCALE

THE RIDGE AT LORSON RANCH FILING NO. 1
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

15216

SEE SHEET 7 OF 10



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (XXX) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET N. 5 REAR AND 1.5% GRADE CAP STAMPED "M&S CIVIL PLS 25967" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND N. 5 REAR AND 1.5% GRADE CAP STAMPED "M&S CIVIL PLS 25967" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTRLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE

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

(S) RIGHT LINE EASEMENT
SEE DETAILS SHEET 10

(R) MAIL ROOM EASEMENT
SEE DETAILS SHEET 10

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
R19	S00°34'17"E	13.43
R10	S00°34'17"E	14.00
R11	S00°34'17"E	20.13
R12	S00°34'17"E	17.93

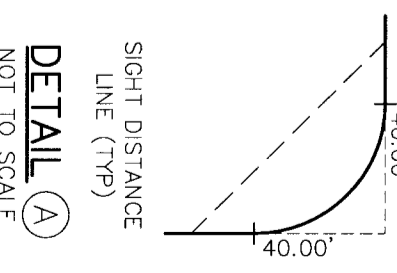
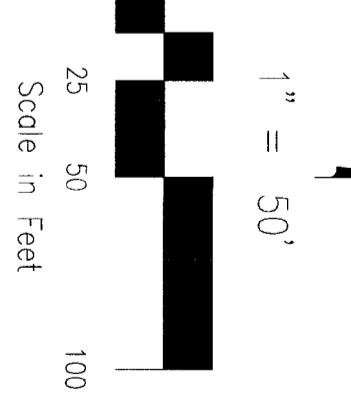
RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RCS	42.41	27.00	90°00'00"
RC6	42.41	27.00	90°00'00"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C38	2.32	60.00	27°30'1"
C39	5.90	60.00	57°38'12"
C40	5.90	60.00	57°38'12"
C41	11.39	60.00	105°25'50"

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144878

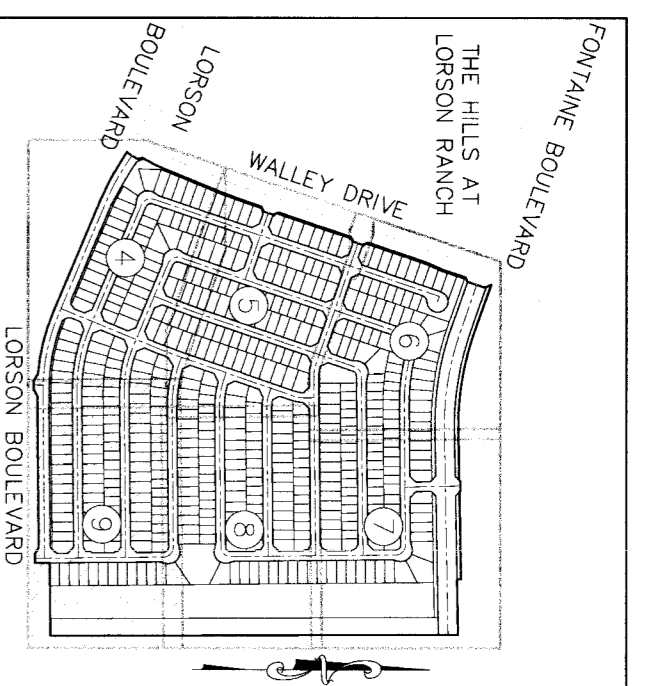


FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISION: 09/28/2023
ISSUED FOR M&L&R

POD FILE NUMBER: SE-22-004

CIVIL CONSULTANTS, INC.

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

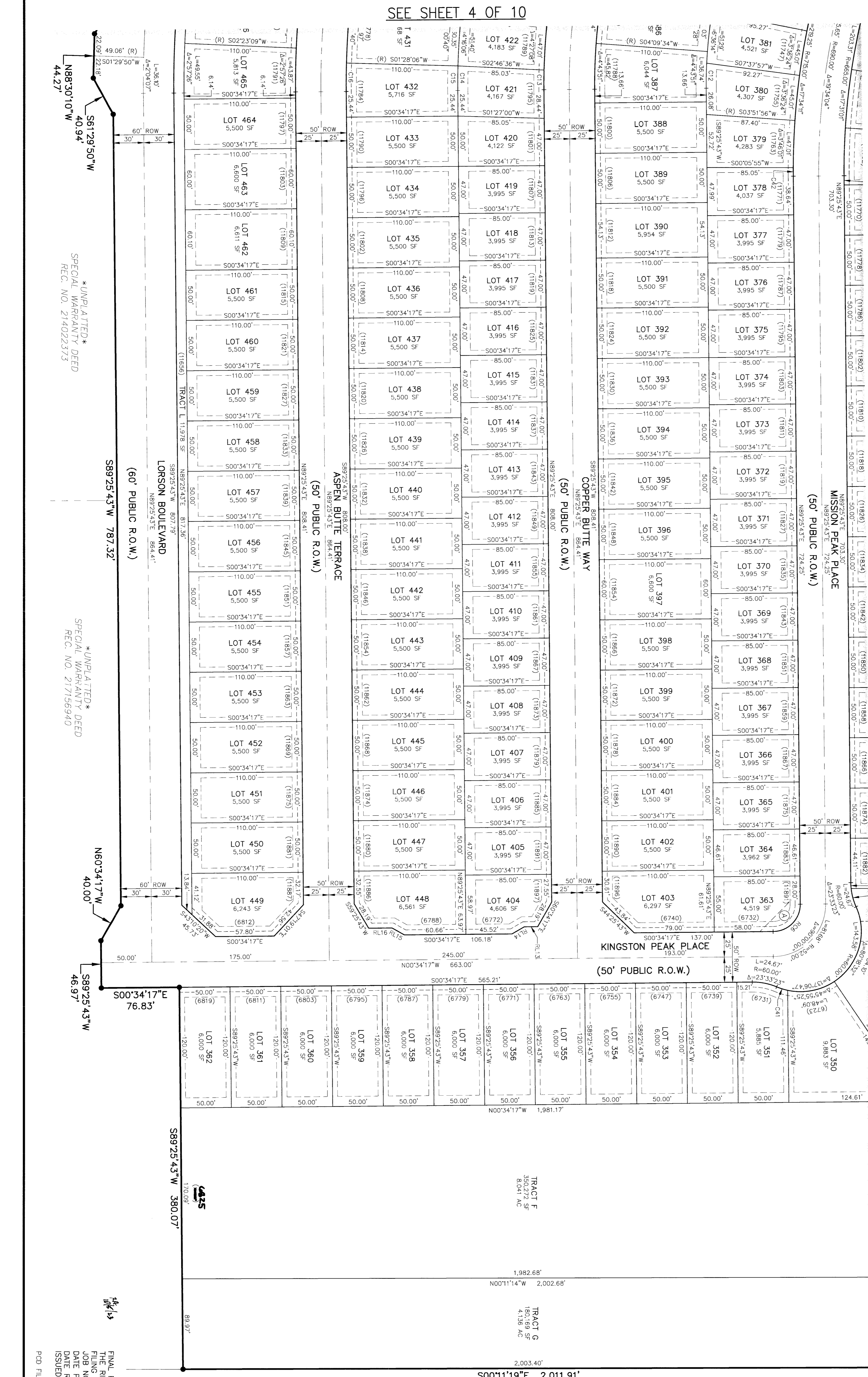


THE RIDGE AT LORSON RANCH FILING NO. 1
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
 THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

15216

SEE SHEET 4 OF 10

SEE SHEET 8 OF 10



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- CHB CHORD BEARING
- CHB CHORD LENGTH
- CHB CHORD BEARING
- SET N. 5 REBAR AND 1.5" ORANGE CAP STAMPED "M&S CIVIL PLS 2996" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE.
- FOUND N. 5 REBAR AND 1.5" ORANGE CAP STAMPED "M&S CIVIL PLS 2996" 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
- MATCHLINE

NOT A PART
 PARCELS INDICATED WITH ASTERISK **
 ARE NOT A PART OF THIS SUBDIVISION
 SIGHT LINE EASEMENT
 SEE DETAILS SHEET 10

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL3	S00°34'17"E	13.26'
RL4	S89°25'43"W	14.00'
RL5	S29°25'43"W	14.00'
RL6	S00°34'17"E	23.12'

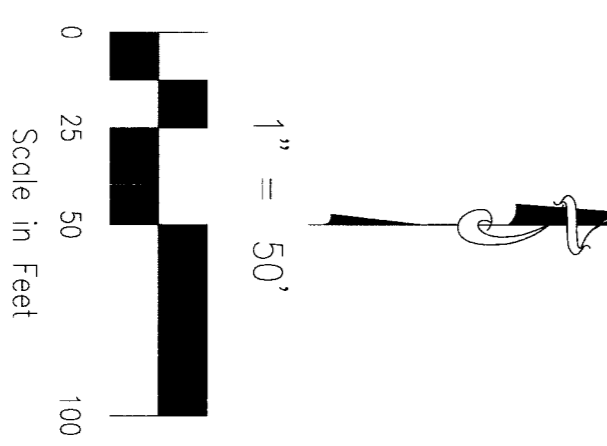
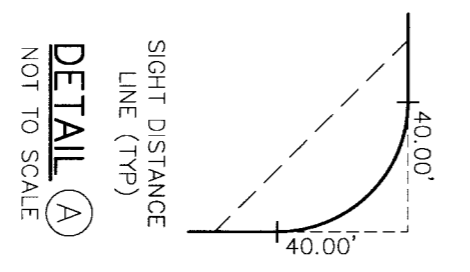
RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC3	42.41'	27.00'	90°00'00"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	25.07'	445.00'	31°34'11"
C13	19.59'	605.00'	1°51'20"
C14	24.56'	690.00'	2°02'22"
C15	24.56'	690.00'	2°02'22"
C16	28.48'	800.00'	2°02'22"
C41	11.39'	60.00'	10°52'50"
C42	8.36'	715.00'	0°40'12"

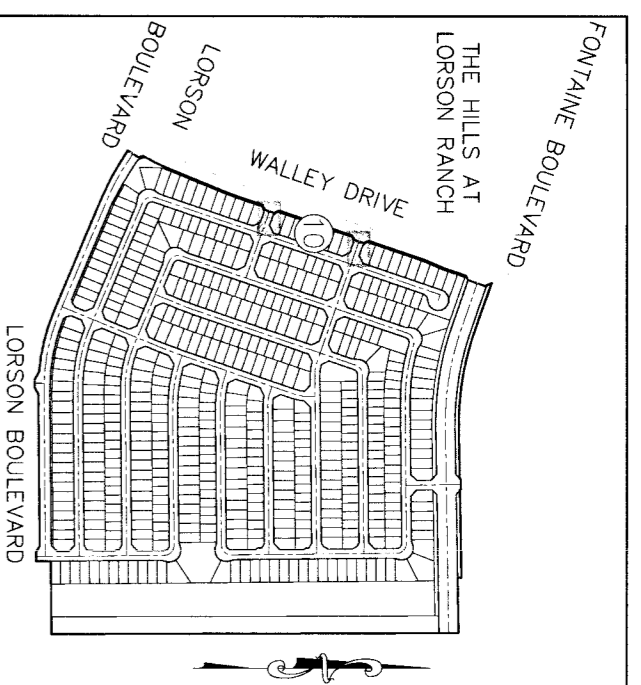
UNPLATTED
 SPECIAL WARRANTY DEED
 REC. NO. 209144818



FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 70-097
 DATE PREPARED: 01/11/2022
 DATE REVISION: 09/28/2023
 ISSUED FOR MARKET

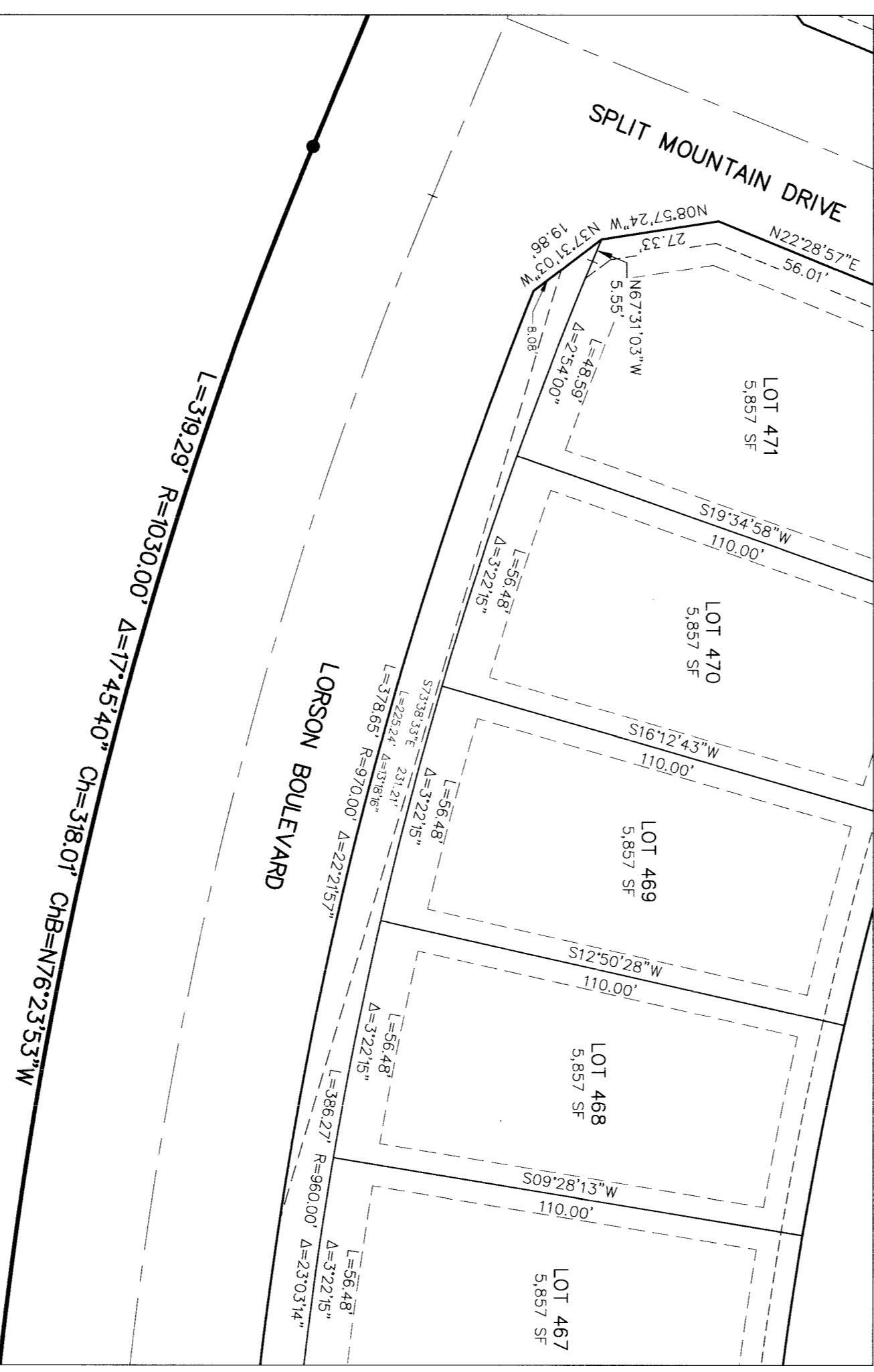
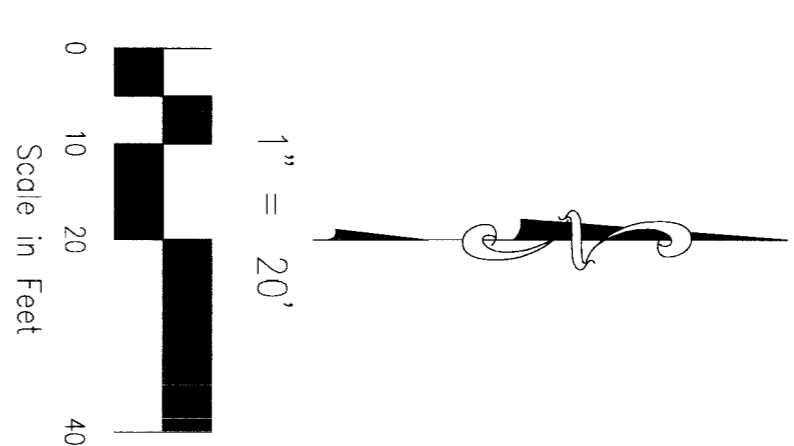
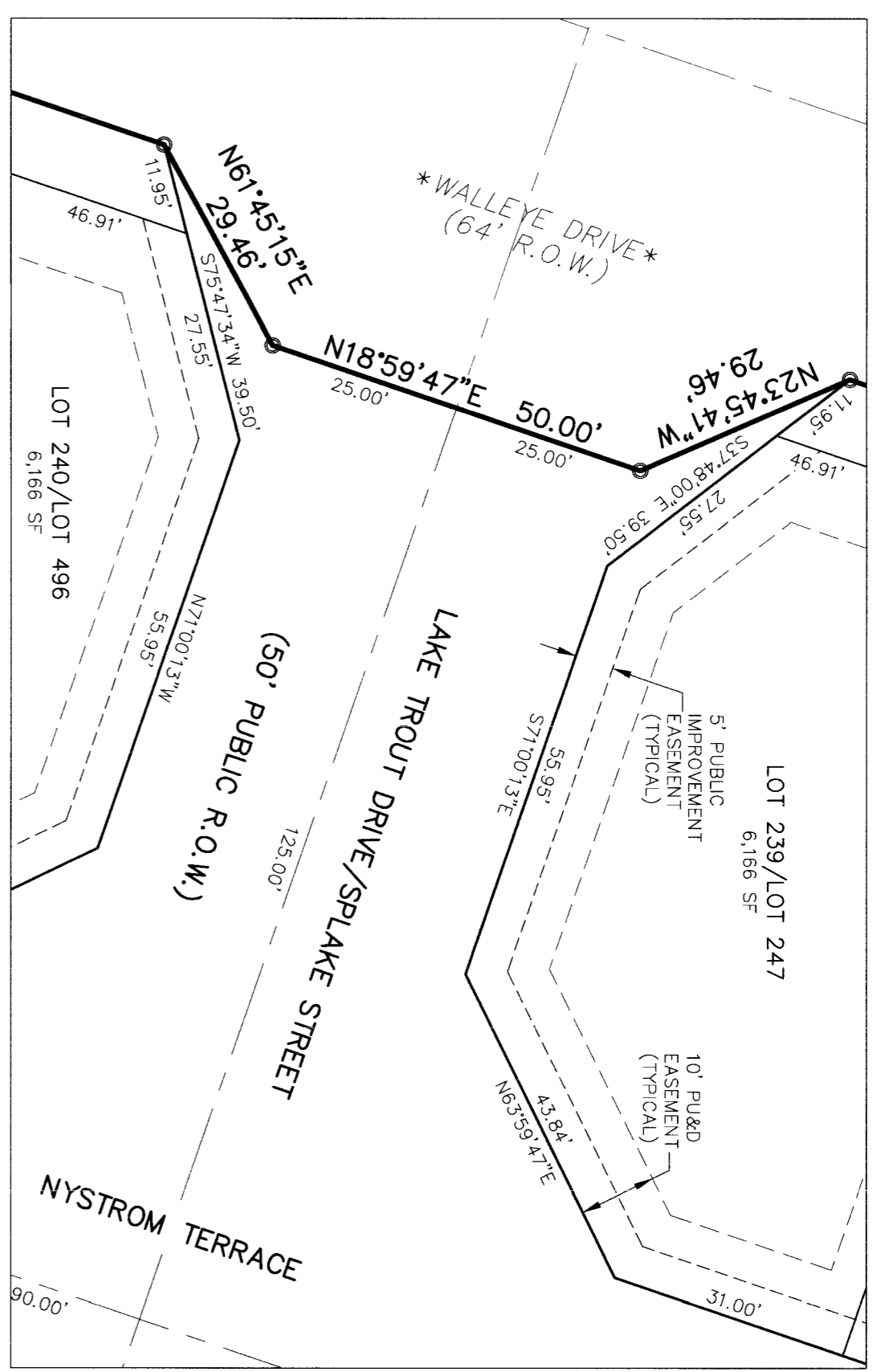
212 N. WASHINGTON AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC. SHEET 9 OF 10

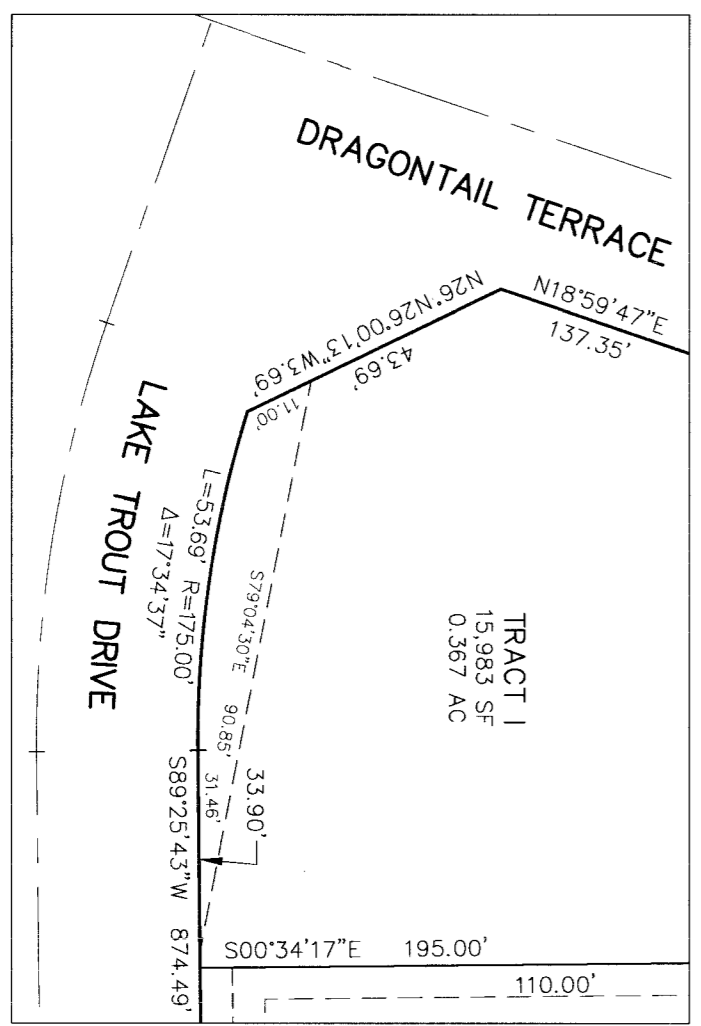


THE RIDGE AT LORSON RANCH FILING NO. 1
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
 THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

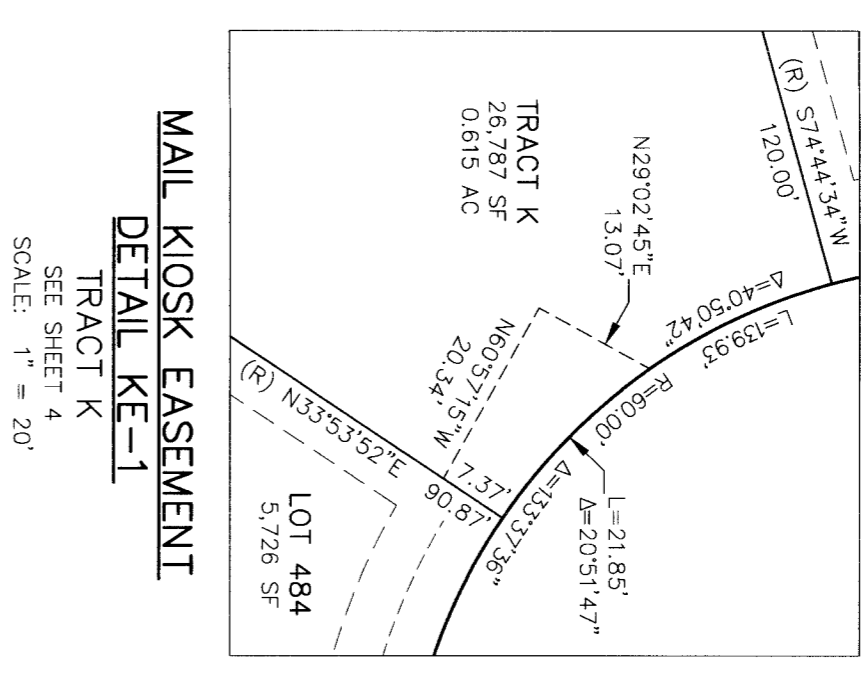
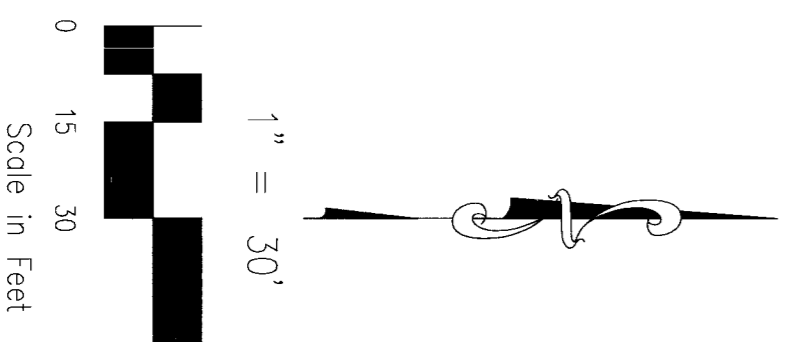
15216



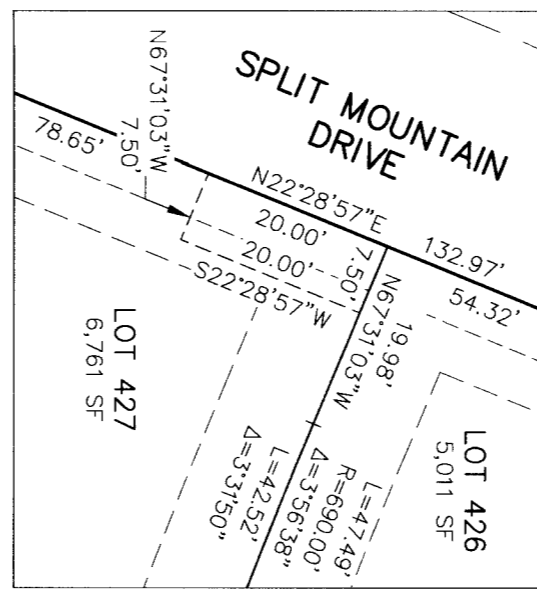
SIGHT LINE EASEMENT DETAIL SL-1
 TRACT L
 SEE SHEET 4
 SCALE: 1" = 30'



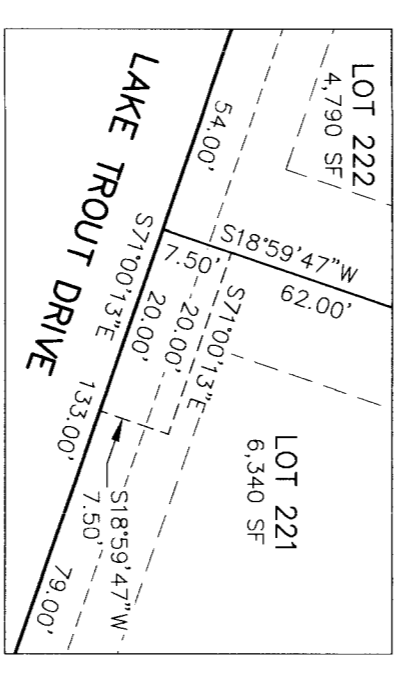
SIGHT LINE EASEMENT DETAIL SL-2
 TRACT I
 SEE SHEET 4
 SCALE: 1" = 30'



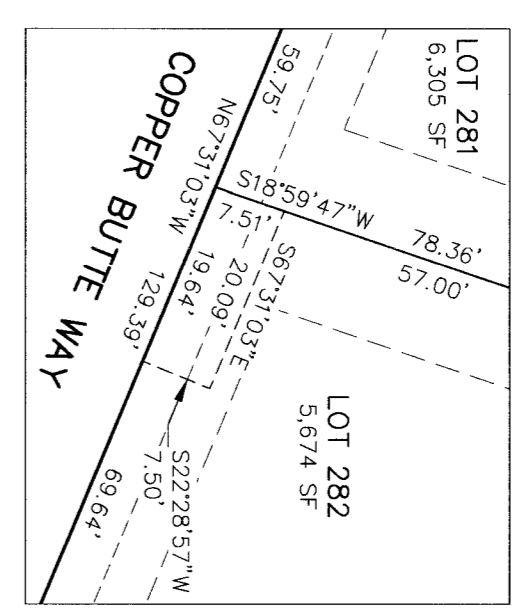
MAIL KIOSK EASEMENT DETAIL KE-1
 TRACT K
 SEE SHEET 4
 SCALE: 1" = 20'



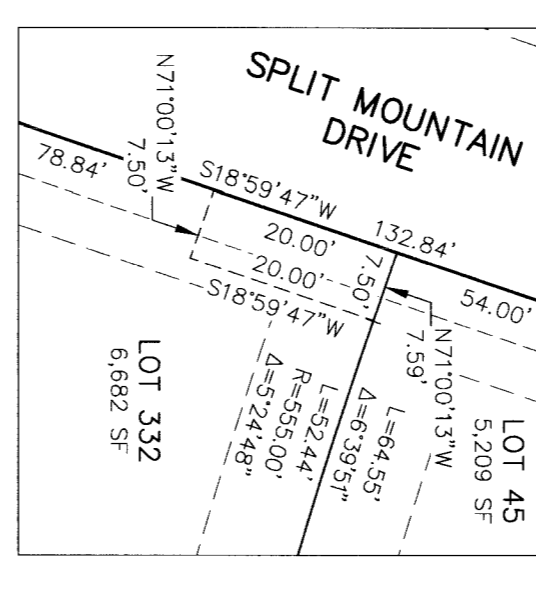
MAIL KIOSK EASEMENT DETAIL KE-3
 LOT 427
 SEE SHEET 4
 SCALE: 1" = 20'



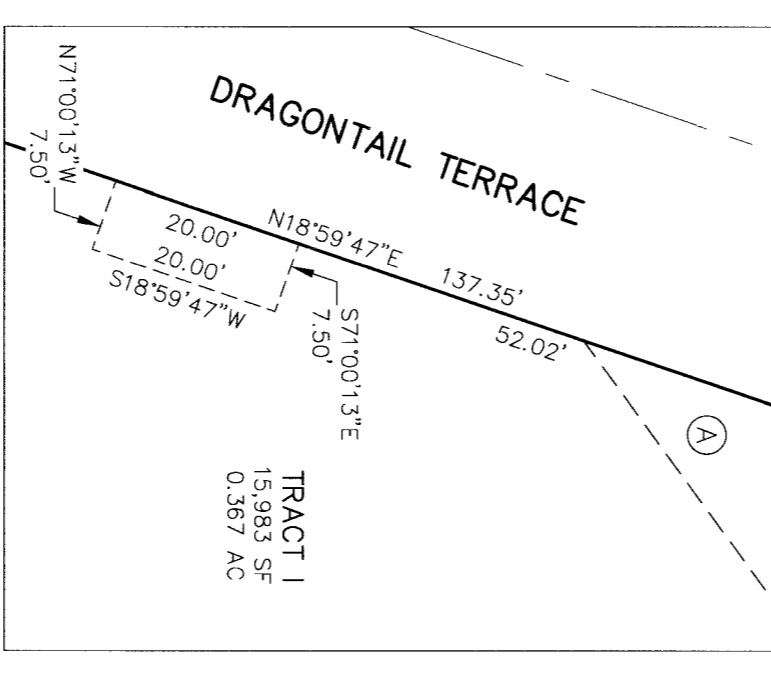
MAIL KIOSK EASEMENT DETAIL KE-5
 LOT 221
 SEE SHEET 6
 SCALE: 1" = 20'



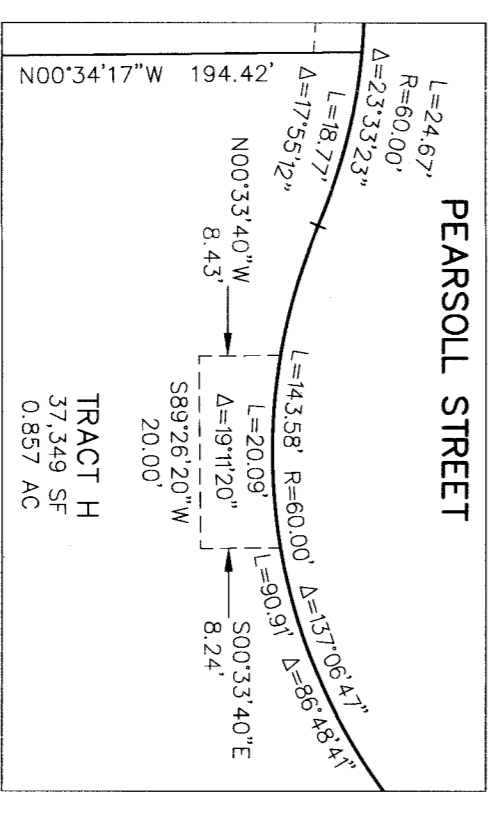
MAIL KIOSK EASEMENT DETAIL KE-2
 LOT 282
 SEE SHEET 4
 SCALE: 1" = 20'



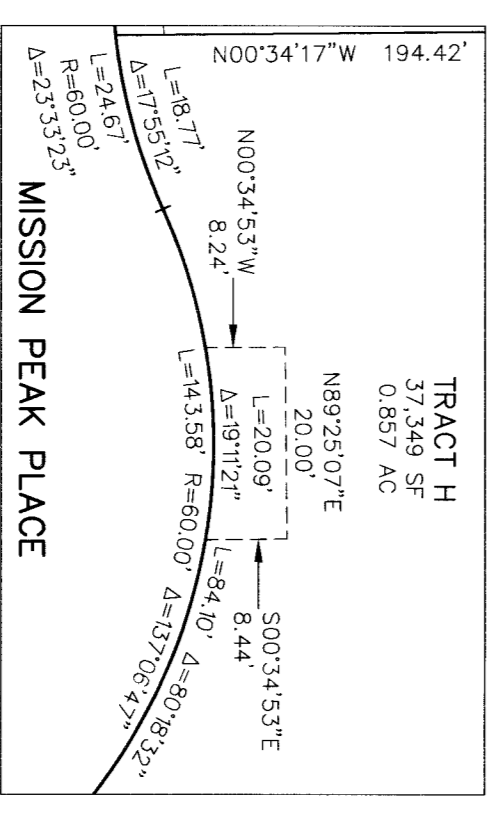
MAIL KIOSK EASEMENT DETAIL KE-4
 LOT 332
 SEE SHEET 5
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-6
 TRACT I
 SEE SHEET 6
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-7
 TRACT H - NORTH
 SEE SHEET 8
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-8
 TRACT H - SOUTH
 SEE SHEET 8
 SCALE: 1" = 20'

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxx)	ADDRESS
CH	CHORD LENGTH
CHB	CHORD BEARING
○	SET NO. 5 REBAR AND 1.5" ORANGE CAP W/ STAMPED 'M&S CIVIL PLUS 25966' FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE.
●	FOUND NO. 5 REBAR AND 1.5" ORANGE CAP STAMPED 'M&S CIVIL PLUS 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
—	MATCHLINE

NOT A PART
 PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 SIGHT LINE EASEMENT
 SEE DETAILS SHEET 10
 MAIL KIOSK EASEMENT
 SEE DETAILS SHEET 10