

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

15216

KNOW ALL MEN BY THESE PRESENTS:

THAT IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELDOY HOMES, INC., A DELAWARE CORPORATION, AND VIVA LAND VENTURES, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EASTERN, RIGHT-OF-WAY LINE OF WALLEY DRIVE AS SHOWN ON THE PLAT OF THE HILLS AT LORSON RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERN LINE THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE N83°01'35"E A DISTANCE OF 64.00 FEET;
- 2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- 3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
- 4) THENCE 90.89 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 81°31'8", THE CHORD OF 90.81 FEET BEARS N26°53'56"E TO A POINT OF TANGENT;
- 5) THENCE N22°28'57"E A DISTANCE OF 34.96 FEET TO A POINT OF CURVE;
- 6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- 7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
- 8) THENCE N81°45'15"E A DISTANCE OF 29.46 FEET;
- 9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 10) THENCE N23°45'11"W A DISTANCE OF 29.46 FEET;
- 11) THENCE N18°59'47"E A DISTANCE OF 386.74 FEET;
- 12) THENCE N81°45'15"E A DISTANCE OF 29.46 FEET;
- 13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 14) THENCE N23°45'11"W A DISTANCE OF 29.46 FEET;
- 15) THENCE N18°59'47"E A DISTANCE OF 302.87 FEET;
- 16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- 17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- 18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- 19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- 20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;

THENCE S71°00'13"E A DISTANCE OF 278.84 FEET TO A POINT OF CURVE;

THENCE 901.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS S81°00'56"E TO A POINT OF TANGENT;

THENCE N88°58'20"E A DISTANCE OF 260.16 FEET;

THENCE N43°58'20"E A DISTANCE OF 1.07 FEET;

THENCE N88°58'20"E A DISTANCE OF 50.00 FEET;

THENCE S46°01'40"E A DISTANCE OF 7.07 FEET;

THENCE N88°58'20"E A DISTANCE OF 457.00 FEET;

THENCE S01°01'40"E A DISTANCE OF 20.00 FEET;

THENCE N88°58'20"E A DISTANCE OF 289.60 FEET TO THE EAST LINE THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13.

THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 91.50 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W, OF THE SIXTH P.M., AND SECTIONS 18 AND 19, T15S, R64W, OF THE SIXTH P.M.;

THENCE S00°11'19"E ALONG THE EASTERN LINE OF ACRESSAND NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET

THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;

THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;

THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;

THENCE N69°34'17"W A DISTANCE OF 40.00 FEET;

THENCE S89°25'43"W A DISTANCE OF 79.32 FEET;

THENCE S87°29'50"W A DISTANCE OF 40.94 FEET;

THENCE N88°30'10"W A DISTANCE OF 44.27 FEET;

THENCE N89°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;

THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N72°33'53"W TO A POINT OF TANGENT;

THENCE N65°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;

THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W;

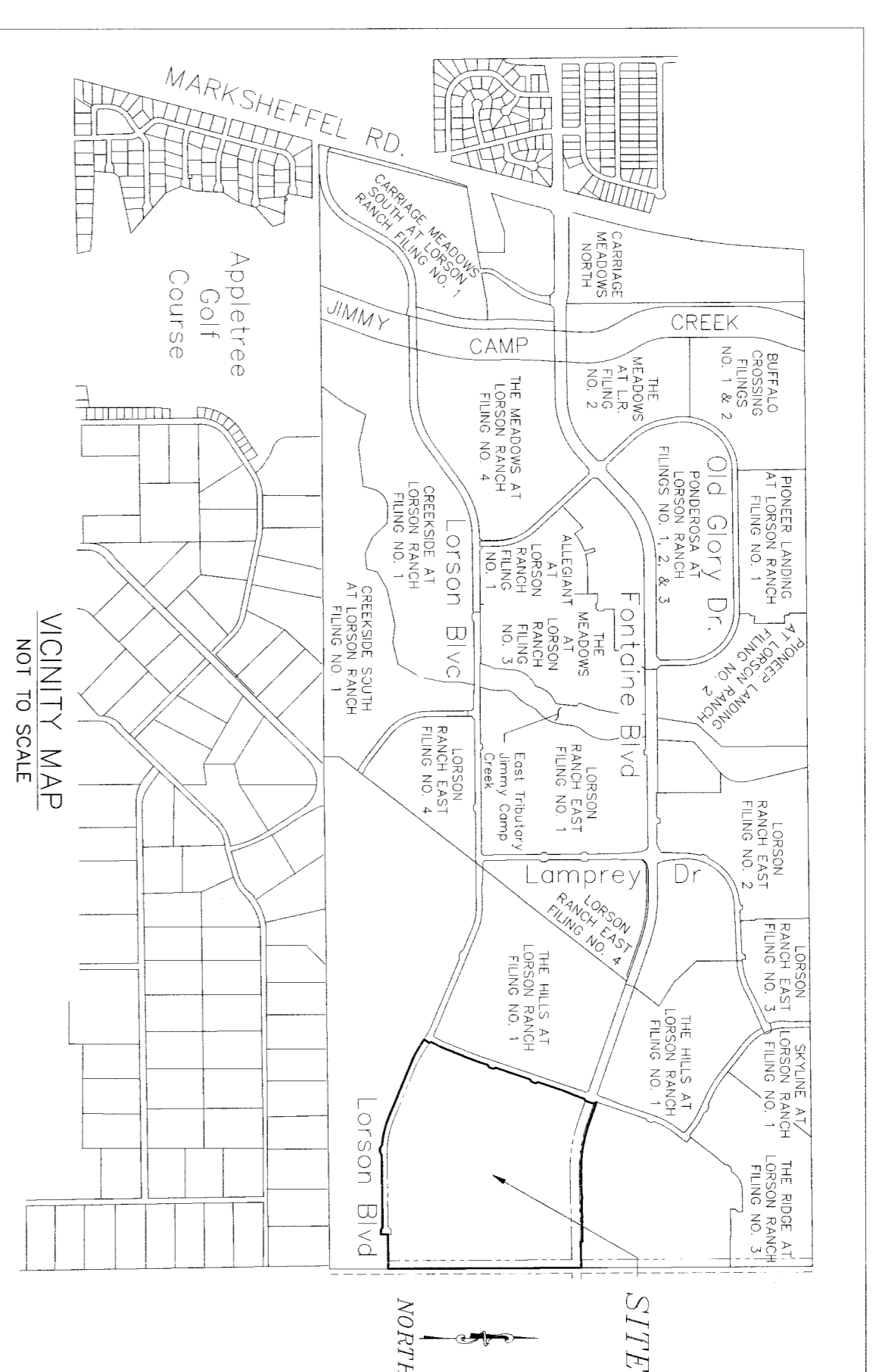
THENCE N68°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,686,623 SQUARE FEET (107,820 ACRES, MORE OR LESS).

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 LOTS WITH FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') DRAINAGE EASEMENT AND A TEN FOOT (10') 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 SHOWN 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 RIDGE AT LORSON RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND THAT SAID OWNER SHALL BE RESPONSIBLE FOR THE COST OF SUCH IMPROVEMENTS TO THE EXTENT OF HIS OWN INTEREST IN SAID LANDS. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE UNDERSIGNED ARE FULLY QUALIFIED TO MAKE SAID STATEMENTS AND THAT THE UNDERSIGNED ARE HEREBY GRANTING THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

LOVE IN ACTION

OWNER ADDRESS:
214 N. WASHINGTON AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 535-3200

VIVA LAND VENTURES, LP

OWNER ADDRESS:
VIVA LAND VENTURES, LP
11477 ROADS DRIVE
DENVER, CO 80231
PHONE: (303) 751-8100

BY: JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: *Jeff Mark*

SECRETARY/TREASURER

STATE OF COLORADO } ss
COUNTY OF EL PASO

BY: GREG DIDONNA, PRESIDENT OF VIVA LAND VENTURES, LP, A TEXAS LIMITED PARTNERSHIP

ATTEST: *Greg Didonna*

SECRETARY/TREASURER

STATE OF TEXAS } ss
COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2023

NOTARY PUBLIC: *Christy McMorroff*

OWNER ADDRESS:
MELDOY HOMES, INC.
6655 S KINGSTON COURT #200
DENVER, CO 80221
PHONE: (303) 486-0691

ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October, 2023, A.D. BY GREG DIDONNA, PRESIDENT OF VIVA LAND VENTURES, LP, A TEXAS LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 2/19/23

NOTARY PUBLIC: *Michael Marshall*

OWNER ADDRESS:
MELDOY HOMES, INC.
6655 S KINGSTON COURT #200
DENVER, CO 80221
PHONE: (303) 486-0691

BY: BILL CARLISLE, VICE PRESIDENT FOR MELDOY HOMES, INC., A DELAWARE CORPORATION

ATTEST: *Bill Carlisle*

SECRETARY/TREASURER

STATE OF COLORADO } ss
COUNTY OF Delaware

ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2023, A.D. BY BILL CARLISLE, VICE PRESIDENT FOR MELDOY HOMES, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 9/8/2026

NOTARY PUBLIC: *Christy McMorroff*

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE BEEN ENGAGED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY TO CONDUCT A SURVEY OF THE LANDS DESCRIBED IN THE ABOVE INSTRUMENT AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN .10:1000, 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 27th DAY OF September, 2023.

Vernon P. Taylor

VERNON P. TAYLOR, FOS AND COLORADO PLS NO. 25986, FOR AND ON BEHALF OF THE CIVIL CONSULTANTS, INC. 2700 W. WASHINGTON AVENUE, SUITE 201, COLORADO SPRINGS, COLORADO 80903

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR THE RIDGE AT LORSON RANCH FILING NO. 1 WAS APPROVED FOR FILMS BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 30th DAY OF October, 2023, 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

Christy McMorroff

PIKES PEAK REGIONAL BUILDING ENUMERATION APPROVAL PROVIDED BY EMAIL DATED 11/30/2023 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER 233715816

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO } ss
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:37 O'CLOCK A.M. THIS 3rd DAY OF November, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 233715816 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: *Steve Schleiker*

DEPUTY

FEES: \$1,000.00
SURCHARGE: \$3.00

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L, FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1. APPROVAL IS GRANTED FOR THIS PLAT OF THE RIDGE AT LORSON RANCH FILING NO. 1.

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

STATE OF COLORADO } ss
COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October, 2023, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2023

NOTARY PUBLIC: *Christy McMorroff*

TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.470	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
B	0.205	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
C	0.607	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
D	0.351	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
E	0.296	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
F	8.041	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
G	4.136	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
H	0.857	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
I	0.367	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
J	0.093	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
K	0.615	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
L	0.275	LRND/LRND	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OVERN SPACE
TOTAL	16.323		

LRND = LORSON RANCH METROPOLITAN DISTRICT NO. 1

SUMMARY:

535 LOTS
12 TRACTS
16,323 ACRES
28.09% RIGHTS-OF-WAY
107,820 ACRES 100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: \$ 890,403.00 *CRD*

JIMMY CAMP CREEK BASIN BRIDGE FEE: \$ 41,621.00 *CRD*

SCHOOL FEE: \$ 110,745.00

REGIONAL PARK FEE: \$ 246,100.00

URBAN PARK FEE: \$ 151,190.00

CREDITS: \$ 1,621,000.00 *CRD*

CREDITS: \$ 110,745.00

CREDITS: \$ 246,100.00 *CRD*

CREDITS: \$ 151,190.00 *CRD*

