

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VACATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

TO WIT:

TRACT O, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714083 IN THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, BEING A PORTION OF THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT O, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD;

THENCE ALONG THE WESTERLY LINE OF TRACT U, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES:

- (1) THENCE S03°20'53"W A DISTANCE OF 348.68 FEET TO A POINT OF TANGENT;
(2) THENCE 288.07 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,274.97 FEET, A CENTRAL ANGLE OF 7°15'18";
(3) THENCE 92.97 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,725.00 FEET, A CENTRAL ANGLE OF 3°05'17";

THENCE N89°10'11"W ALONG SAID NORTH LINE, 86.65 FEET TO THE NORTHEAST CORNER OF LOT 103, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"; THENCE S84°58'40"W ALONG SAID NORTH LINE AND THE NORTH LINE OF RUBICON DRIVE, 160.0 FEET TO THE WEST RIGHT-OF-WAY LINE OF RUBICON DRIVE;

THENCE S05°01'20"E ALONG SAID RIGHT-OF-WAY LINE, 4.47 FEET TO THE NORTHEAST CORNER OF LOT 102, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1";

THENCE S80°06'50"W ALONG THE NORTH LINE OF LOTS 102 THROUGH 98, A DISTANCE OF 269.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARRIAGE MEADOWS DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

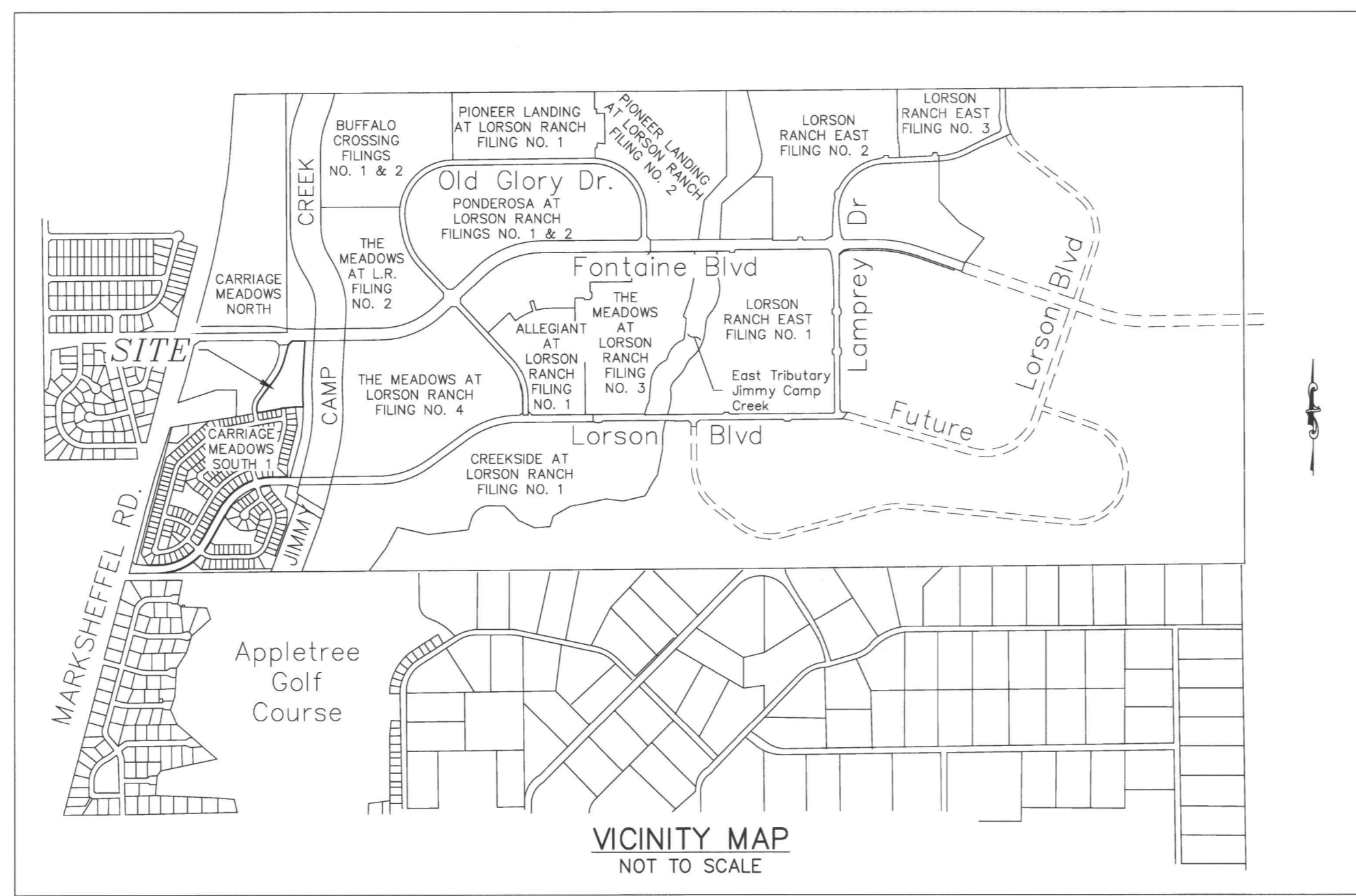
- (1) THENCE N09°53'10"W A DISTANCE OF 17.76 FEET TO A POINT OF CURVE;
(2) THENCE 140.64 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 48°02'46";
(3) THENCE N36°09'38"E ALONG SAID TANGENT 118.53 FEET;

THENCE N39°01'21"E, A DISTANCE OF 100.12 FEET; THENCE N36°09'38"E, A DISTANCE OF 74.13 FEET TO A POINT OF CURVE; THENCE 207.94 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 20°01'26";

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- (1) THENCE N44°18'57"E A DISTANCE OF 56.44 FEET;
(2) THENCE N89°26'47"E A DISTANCE OF 144.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 236,952 SQUARE FEET (5.440 ACRES) OF LAND, MORE OR LESS.



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 "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2".

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 HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY ATTEST: [Signature]

SECRETARY/TREASURER

STATE OF COLORADO } COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 21 DAY OF October, 2020, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 3-22-21 NOTARY PUBLIC: [Signature]

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREBIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION.

BY: JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO } COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 21 DAY OF October, 2020, A.D. BY JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 3-22-21 NOTARY PUBLIC: [Signature]

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, C, H, I, AND J FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT.

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

STATE OF COLORADO } COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 21 DAY OF October, 2020, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 3-22-21 NOTARY PUBLIC: [Signature]

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 IN APRIL 2020 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

I ATTEST THE ABOVE ON THIS 20th DAY OF October, 2020.

[Signature] VERNON P. TAYLOR, DATE COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 22nd DAY OF October, 2020.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED October 20, 2020 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER 22071984

CLERK AND RECORDS CERTIFICATE:

STATE OF COLORADO } COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 2:55 O'CLOCK P.M., THIS 21st DAY OF October, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 220714611 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: 50 SURCHARGE: 3

FEES:

- DRAINAGE FEE: PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"
JIMMY CAMP CREEK SURETY FEE: [Signature]
BRIDGE FEE: PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"
SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
PARK FEE: [Signature] \$ 22,883.00
URBAN PARK FEE: [Signature] \$ 14,455.00

TRACT TABLE with columns: TRACT, SIZE (ACRES), OWNERSHIP/ MAINTENANCE, USE. Includes rows A through R and a TOTAL row.

SUMMARY:

Summary table with columns: Category, Value, Percentage. Includes rows for 49 LOTS, PUBLIC ROW, 18 TRACTS, 6 STANDARD, 9 OPEN SPACE, 3 PRIVATE STREETS, TOTAL.

FINAL PLAT CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 JOB NO. 70-090 DATE PREPARED: 04/06/2020 DATE REVISED: 10/20/2020 102 E. PIKES PEAK AVE., 5TH FLOOR COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485



File: G:\70090A_CARRIAGE MEADOWS TH\CMS TH REPEAT\Draw\Survey\Plot\70-090_CMS2_Plot.dwg Plotstamp: 10/20/2020 9:54 AM

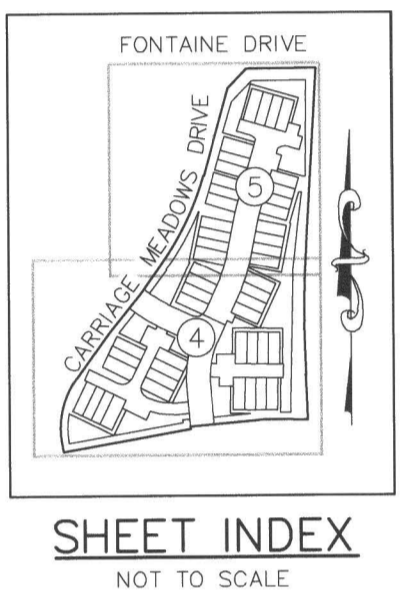
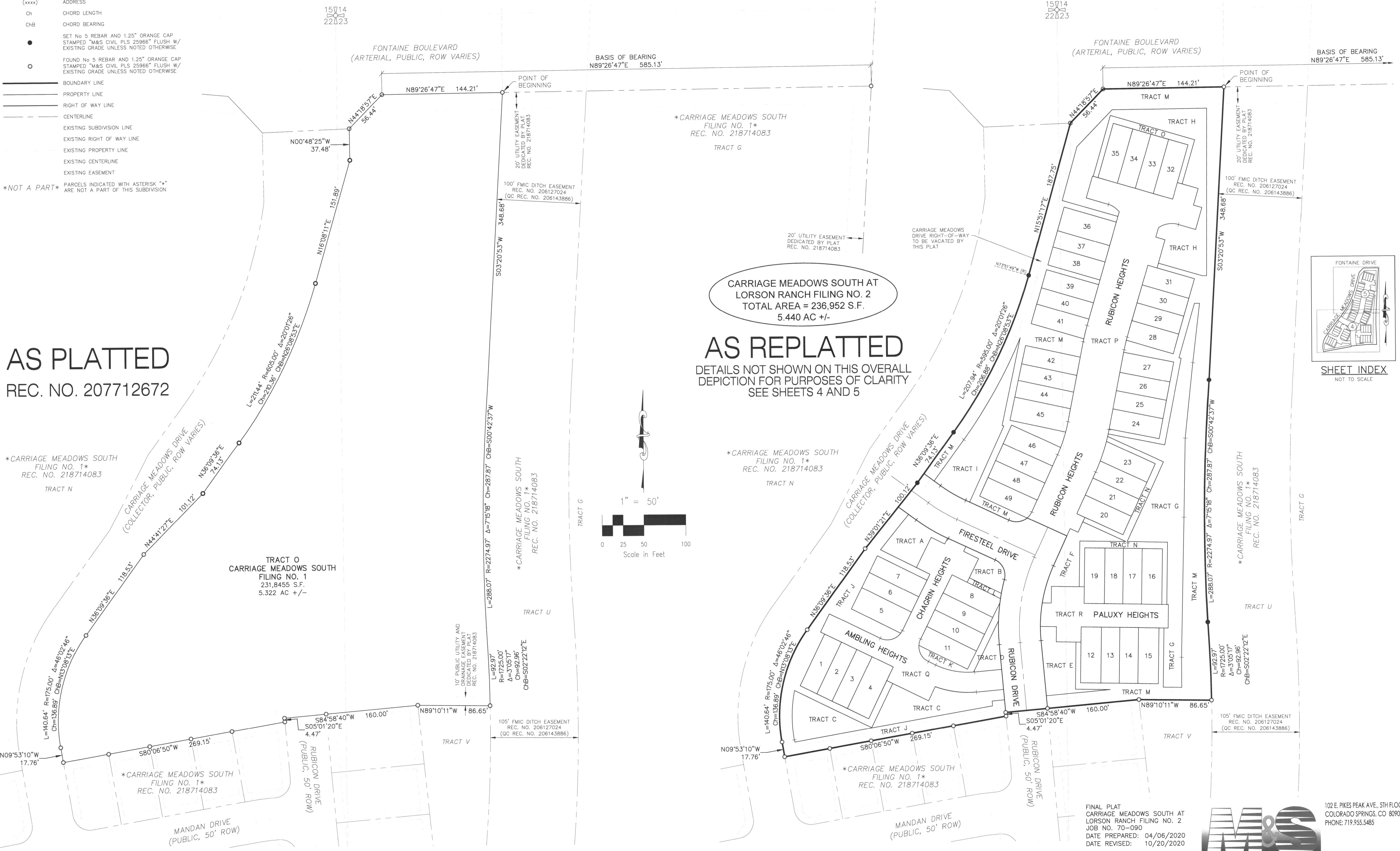
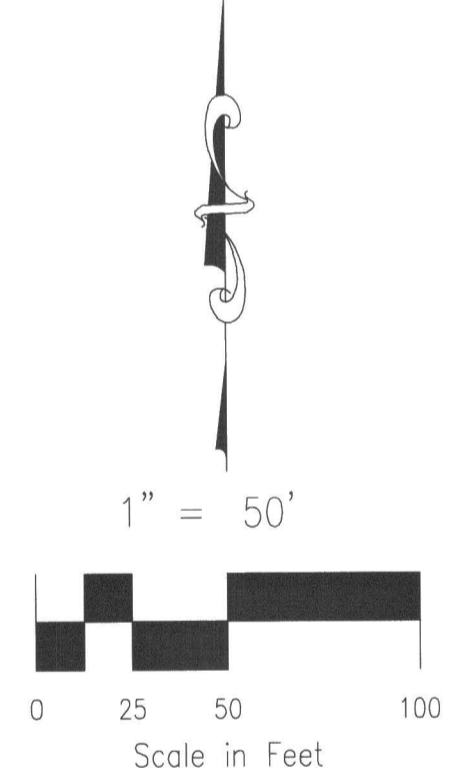
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEIPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VACATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

- 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
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 - PROPERTY LINE
 - RIGHT OF WAY LINE
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 - EXISTING SUBDIVISION LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

AS PLATTED
REC. NO. 207712672

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
TOTAL AREA = 236,952 S.F.
5.440 AC +/-

AS REPLATTED
DETAILS NOT SHOWN ON THIS OVERALL DEPICTION FOR PURPOSES OF CLARITY SEE SHEETS 4 AND 5



File: C:\70890A\CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2.dwg Plotstamp: 10/20/2020 9:55 AM

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED: 10/20/2020

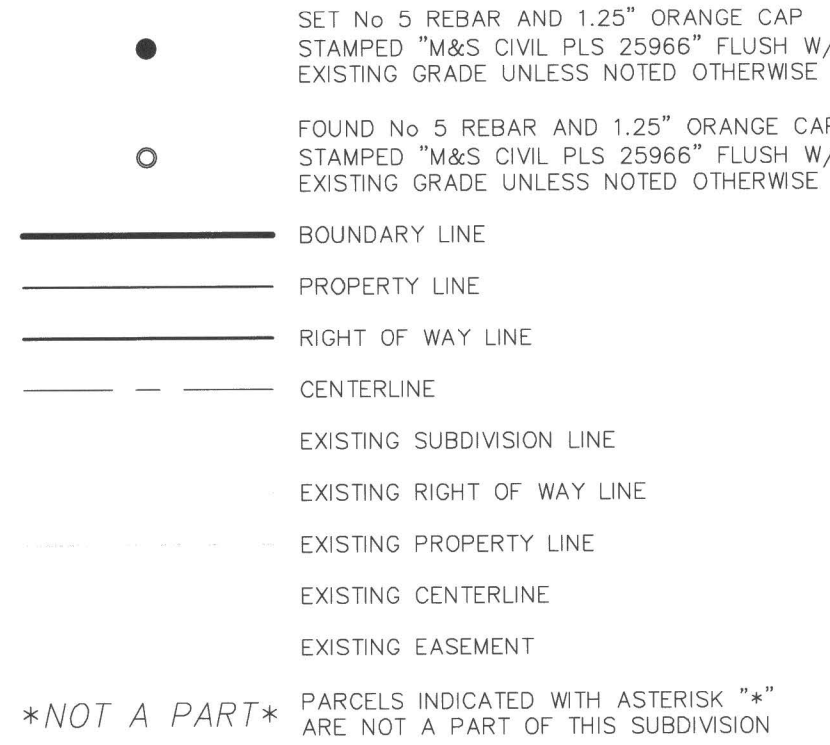


102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
Phone: 719.955.5485

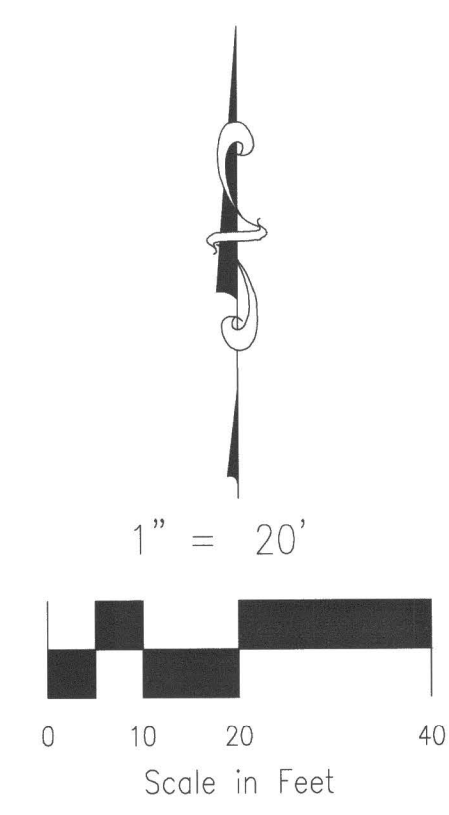
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- LEGEND: SF SQUARE FEET (R) RADIAL BEARING (xxxx) ADDRESS Ch CHORD LENGTH ChB CHORD BEARING

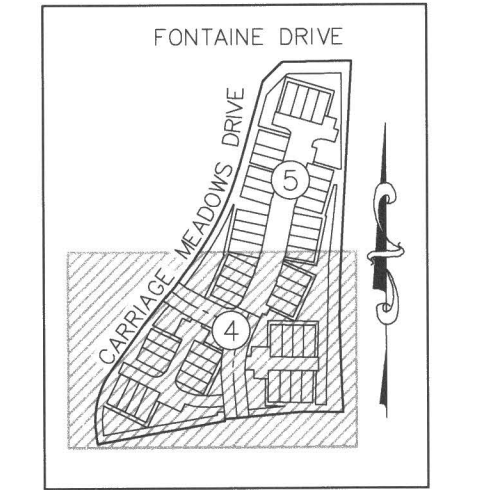


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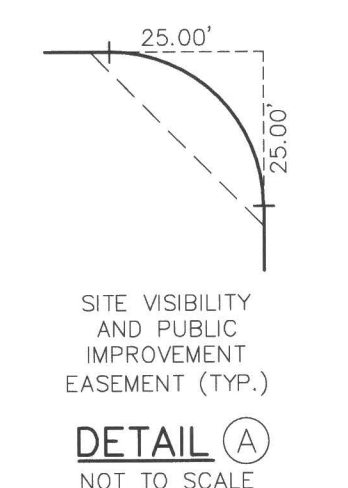


CARRIAGE MEADOWS SOUTH FILING NO. 1 REC. NO. 218714083

SEE SHEET 5 OF 5



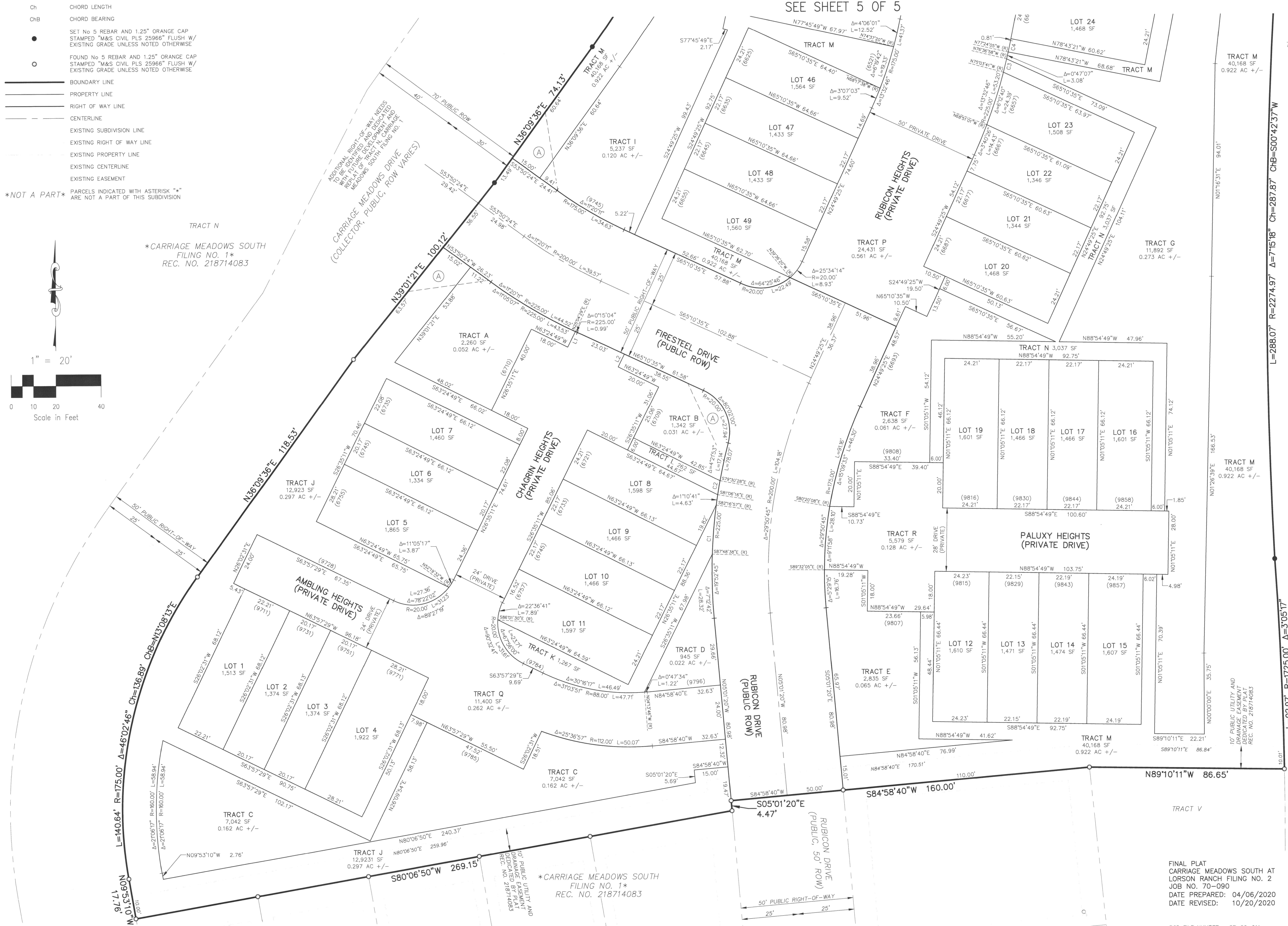
SHEET INDEX NOT TO SCALE



DETAIL A NOT TO SCALE

LOT & TRACT LINE TABLE with columns for LINE #, BEARING, and DISTANCE.

LOT & TRACT CURVE TABLE with columns for CURVE #, RADIUS, DELTA, and LENGTH.



CARRIAGE MEADOWS SOUTH FILING NO. 1 REC. NO. 218714083

FINAL PLAT CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 JOB NO. 70-090 DATE PREPARED: 04/06/2020 DATE REVISED: 10/20/2020



102 E. PIKES PEAK AVE., 5TH FLOOR COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

File: 0:\700909A CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2.dwg Survey\Plat\70-090 CMS2 Plat.dwg PlotStamp: 10/20/2020 9:56 AM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

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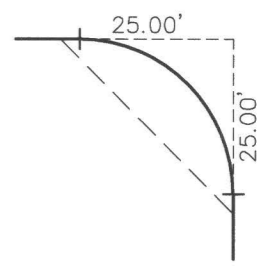
FONTAINE BOULEVARD
(ARTERIAL, PUBLIC, ROW VARIES)

14611

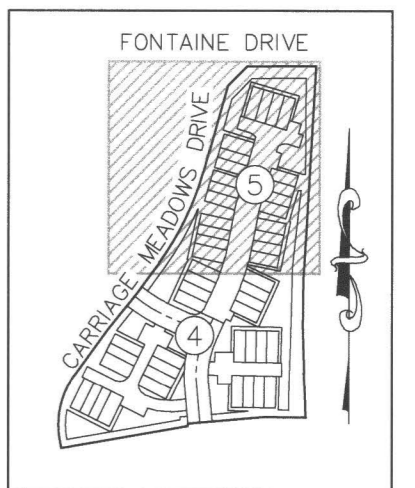
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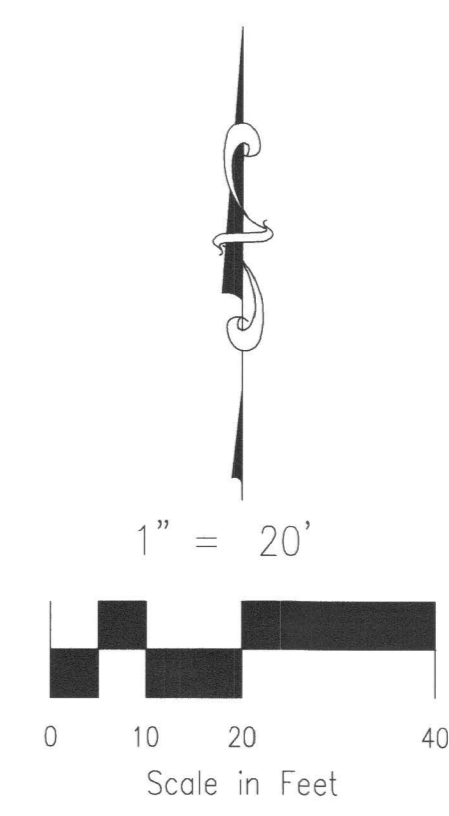
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL (A)
NOT TO SCALE



SHEET INDEX
NOT TO SCALE



CARRIAGE MEADOWS SOUTH FILING NO. 1
REC. NO. 218714083

ADDITIONAL RIGHT-OF-WAY NEEDS TO BE IDENTIFIED AND DEDICATED REPLAT OF TRACT "A", CARRIAGE MEADOWS SOUTH FILING NO. 1
CARRIAGE MEADOWS DRIVE (COLLECTOR, PUBLIC, ROW VARIES)

CARRIAGE MEADOWS SOUTH FILING NO. 1
REC. NO. 218714083

SEE SHEET 4 OF 5

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED: 10/20/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

PCD FILE NUMBER SF-20-011

SHEET 5 OF 5