## 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", A CHORD OF 287.87 FEET WHICH BEARS S00°42'37"W TO A POINT OF REVERSE CURVE;
- (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", A CHORD OF 92.96 FEET WHICH BEARS S02°22'12"E TO THE NORTHEAST CORNER OF TRACT V, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1";

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 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 46°02'46", A CHORD OF 136.89 FEET WHICH BEARS N13°08'13"E TO A POINT OF TANGENT; (3) THENCE N36°09'36"E ALONG SAID TANGENT 118.53 FEET;

THENCE N39°01'21"E, A DISTANCE OF 100.12 FEET;

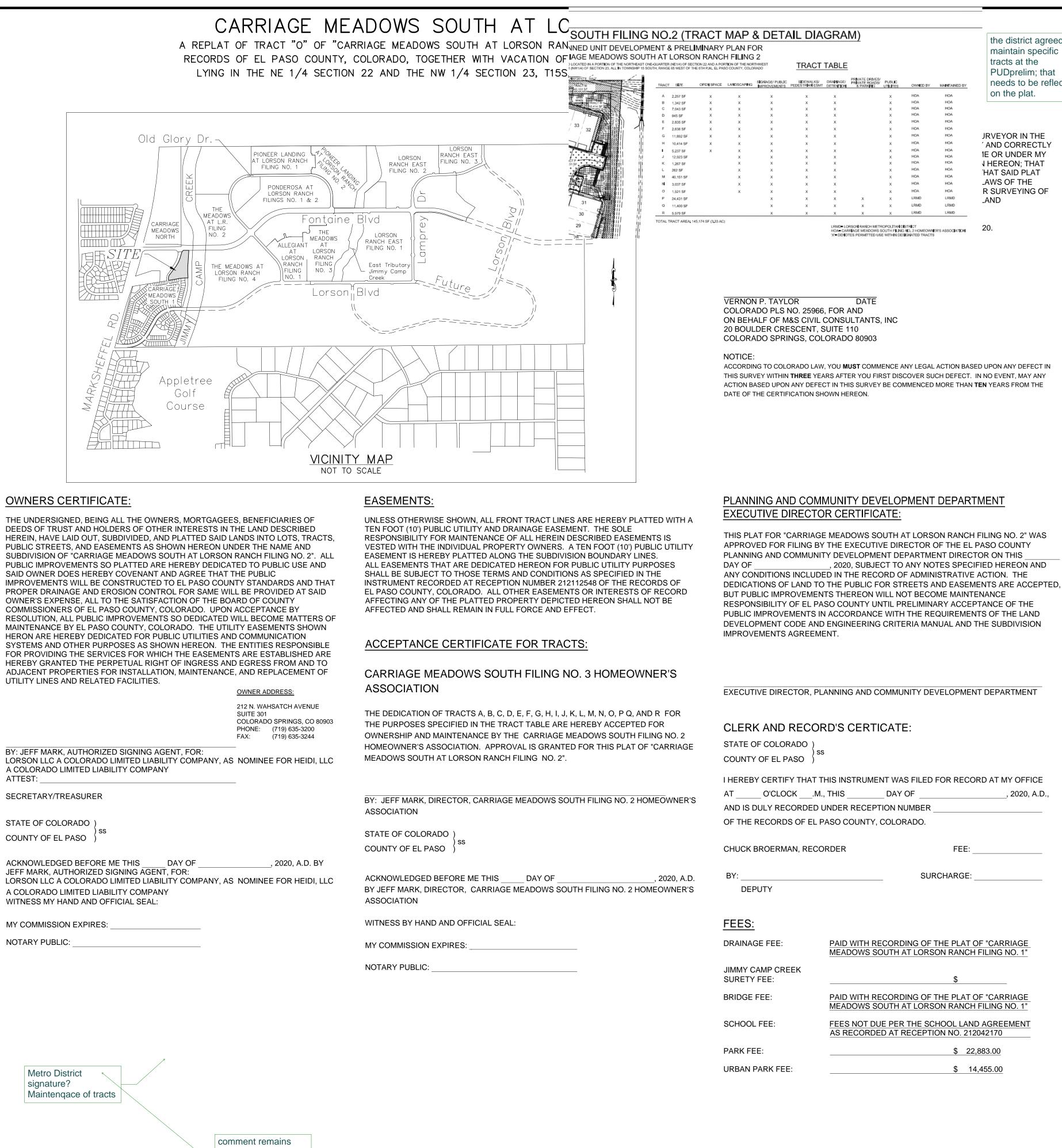
THENCE N36°09'36"E, A DISTANCE OF 74.13 FEET TO A POINT OF CURVE; THENCE 207.94 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 20°01'26", A CHORD OF 206.88 FEET WHICH BEARS N26°08'53"E;

THENCE N15°51'17"E, NON-TANGENT TO THE PREVIOUS COURSE, 187.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FONTAINE BOULEVARD;

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

UTILITY LINES AND RELATED FACILITIES.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: A COLORADO LIMITED LIABILITY COMPANY ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: A COLORADO LIMITED LIABILITY COMPANY WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

Metro District signature? Maintengace of tracts

from review 1- not addressed

WNED BY MAINTAINED BY

the district agreed to maintain specific tracts at the PUDprelim; that needs to be reflected on the plat.

JRVEYOR IN THE ' AND CORRECTLY **IE OR UNDER MY I HEREON; THAT** HAT SAID PLAT LAWS OF THE R SURVEYING OF \_AND

, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND

, 2020, A.D.,

FEE:

SURCHARGE:

PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"

PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

# FEES NOT DUE PER THE SCHOOL LAND AGREEMENT

- \$ 22,883.00
- \$ 14,455.00

	\						
TRACT TABLE							
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE				
A	0.052	CMS2HOA CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES				
В	0.031	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
С	0.162	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
D	0.022	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
E	0.065	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
F	0.061	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
G	0.273	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
Н	0.239	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
I	0.120	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
J	0.297	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/ SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
К	0.029	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/ SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
L	0.006	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/ SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
М	0.922	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/ SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
Ν	0.070	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/ SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
0	0.035	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/ SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES				
Ρ	0.561	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/ PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING				
Q	0.262	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/ PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING				
R	0.128	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/ PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING				
TOTAL	3.335						
CMS2HOA :	= CARRIAGE M	EADOWS SOUTH FILING NC	. 2 HOMEOWNER'S ASSOCIATION				

SUMMARY:

49 LOTS	1.681 ACRES	30.92%
PUBLIC ROW	0.424 ACRES	7.80%
18 TRACTS:		
6 STANDARD	1.359 ACRES	24.97%
9 OPEN SPACE	1.025 ACRES	18.83%
<b>3 PRIVATE STREETS</b>	0.951 ACRES	17.48%
TOTAL	5.440 ACRES	100.00%

FINAL PLAT CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 JOB NO. 70-090 DATE PREPARED: 04/06/2020 DATE REVISED: 06/03/2020



CIVIL CONSULTANTS, INC.

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

GENERAL PLAT NOTES:

- 1. BASIS OF BEARING: THE SOUTH LINE OF FONTAINE BOULEVARD AS SHOWN ON THE RECORD PLAT OF "CARRAIGE MEADOWS SOUTH AT LORSON RANCH FILING NO 1", AND MONUMENTED AS SHOWN HEREON, BEARS N89°26'47"E A DISTANCE OF 585.13 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 AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF APRIL 5, 2020 AT 7:30 AM, FILE NO. 62099UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- (TC#9) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES. DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.
- (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL THE LAND FOR SUCH LATERAL DITCHES AS MAY BE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNED TO CONVEY, AND SUPPLY WATER FROM ITS RESERVOIRS CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS CONTAINED IN WARRANTY DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY ANNA A RICE OF ONE-FOURTH OF THE MINERAL RIGHTS AS CONTAINED IN DEED RECORDED JUNE 21, 1961 IN BOOK 1864 AT PAGE 362, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST.
- (TC#12) THE PROPERTY MAY BE SUBJECT TO EASEMENT AND ITS RIGHT OF WAY OF UNSPECIFIED WIDTH OR LOCATION CONVEYED TO THE MOUNTAIN ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 26, 1965 IN BOOK 1939 AT PAGE 548.
- (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 16, 1965 IN BOOK 2253 AT PAGE 885. THE EXACT COURSE OF SAID EASEMENTS IN NOT SET FORTH THEREIN.
- (TC#14) THE PROPERTY MAY BE SUBJECT TO EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE GRANTED TO F. MARTIN BROWN AND HAZEL BROWN AS CONTAINED IN DEED RECORDED JUNE 6, 1973 IN BOOK 2593 AT PAGE 602. SAID EASEMENT RUNS ALONG THE EASTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD, IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 22, 1973 IN BOOK 2615 AT PAGE 632. THE EXACT COURSE OF SAID EASEMENT IN NOT SET FORTH THEREIN.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO EASEMENT AND RIGHT OF WAY OF UNSPECIFIED WIDTH OR LOCATION CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, AS CONTAINED IN DEED RECORDED SEPTEMBER 14, 1944, RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE STATE OF COLORADO, THE UNITED STATES OF AMERICA, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER THE WATERS AND PRESENT AND PAST BED AND BANKS OF JIMMY CAMP CREEK.
- (TC#18) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF SAID SUBDIVISION BROWNSVILLE SUBDIVISION FILING NO. 2 RECORDED JUNE 7, 1996 IN PLAT BOOK H-6 AT PAGE 81.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED AUGUST 9, 1996 AT RECEPTION NO. 96100770 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RULING AND DECREE OF THE WIDEFIELD WATER AND SANITATION DISTRICT RECORDED APRIL 2, 2004 AT RECEPTION NO. 204053078.
- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084 AND AMENDMENT RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-507 RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597.
- xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 2, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197512. AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197519. ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209873; RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056115, AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056120, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960 AND RECORDED AUGUST 28, 2017 AT RECEPTION NO. 217102864. NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192907.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197513. AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197520. ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209874; RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056116; AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056117. NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192908. ORDER OF INCLUSION WITH SAID DISTRICT NO. 3, RECORDED APRIL 01, 2019 AT RECEPTION NO. 219032829.

# GENERAL PLAT NOTES: (CONT.)

xvii.	(TC#26) THE PROPERT OBLIGATIONS AND EA WIDEFIELD WATER AN RECEPTION NO. 20507
xviii.	(TC#27) THE PROPERT ELECTRIC ASSOCIATIC NO. 205186520.
xix.	(TC#28) THE PROPERT ELECTRIC ASSOCIATIC NO. 205203994.
xx.	(TC#29) THE PROPERT PHASING PLAN MAP A
xxi.	(TC#30) THE PROPERT OBLIGATIONS AND EA EASEMENT AGREEMEI
xxii.	(TC#31) THE PROPERT OBLIGATIONS AND EA ZONE-COMMERCIAL G RECORDED JULY 18, 2
xxiii.	(TC#32) THE PROPERT OBLIGATIONS AND EAS QUALITY BEST MANAG SEPTEMBER 9, 2007 A
xxiv.	(TC#33) THE PROPERT

- RTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189. RESOLUTION NO. 09-115 RECORDED APRIL 8 AT RECEPTION NO. 209035762 AND RESOLUTION NO. 10-473 RECORDED NOVEMBER 19, 2010 AT RECEPTION NO. 210117602.
- xxv. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 05-526 RECORDED NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- xxvi. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND RE-RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301.
- xxvii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO 10-4 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
- xxviii. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO 12-126 RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
- xxix. (TC#38) THE PROPERTY MAY BE SUBJECT TO RESERVATION OF ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID SUBJECT LAND AS CONTAINED IN MINERAL QUITCLAIM DEED TO BRADLEY MARKSHEFFEL LLC. A COLORADO LIMITED LIABILITY COMPANY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137046 AND AT RECEPTION NO. 212137048.
- xxx. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
- xxxi. (TC#40) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005096.
- xxxii. (TC#41) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005097.
- xxxiii. (TC#42) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005100.
- xxxiv. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO 16-066 RECORDED MARCH 4. 2016 AT RECEPTION NO. 216022300.
- xxxv. (TC#44) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED POSSESSION AND USE AGREEMENT RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022301.
- xxxvi. (TC#45) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO 16-067 RECORDED MARCH 4. 2016 AT RECEPTION NO. 216022302.
- xxxvii. (TC#46) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AGREEMENT RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022303.
- xxxviii. (TC#47) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO 17-96 REZONE TO THE PUD DISTRICT (PUDSP-16-002) RECORDED MARCH 14, 2017 AT RECEPTION NO. 217029448. xxxix. (TC#48) THE PROPERTY MAY BE SUBJECT TO LORSON RANCH CARRIAGE MEADOWS SOUTH PUD DEVELOPMENT AND PRELIMINARY PLAN MAP RECORDED APRIL 5, 2017 AT RECEPTION NO. 217038741
- xI. (TC#49) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 17-262 RECORDED SEPTEMBER 27, 2017 AT RECEPTION NO. 217116463.
- xli. (TC#50) THE PROPERTY MAY BE SUBJECT TO NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1 RECORDED JANUARY 25, 2018 AT RECEPTION NO. 218714083. AFFIDAVIT OF CORRECTION IN CONNECTION THEREWITH RECORDED MARCH 01, 2018 AT RECEPTION NO. 218024175.
- xlii. (TC#51) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AND AGREEMENT AND EASEMENT, RECORDED JANUARY 25, 2018 AT RECEPTION NO. 218009910.

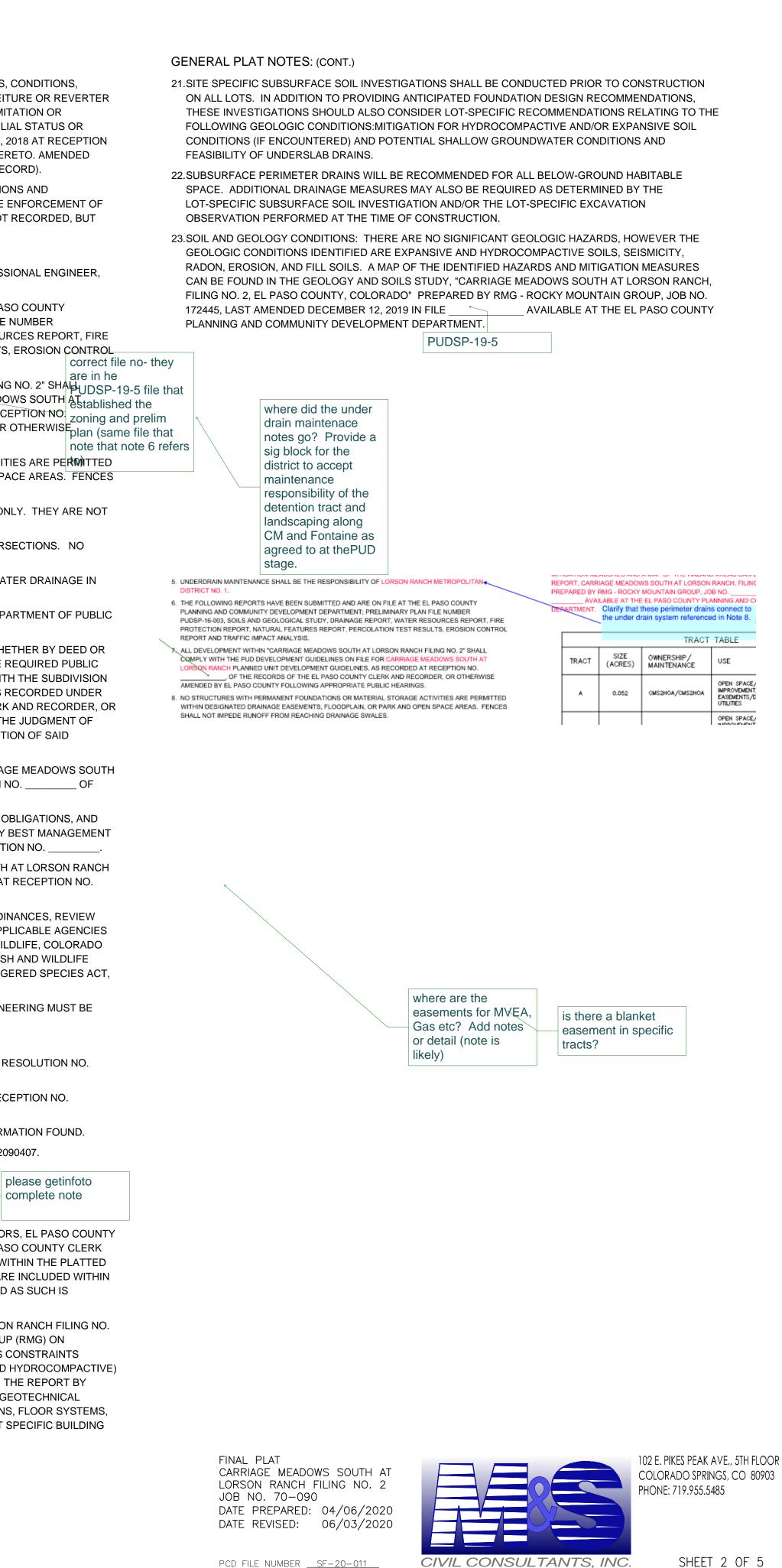
# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

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

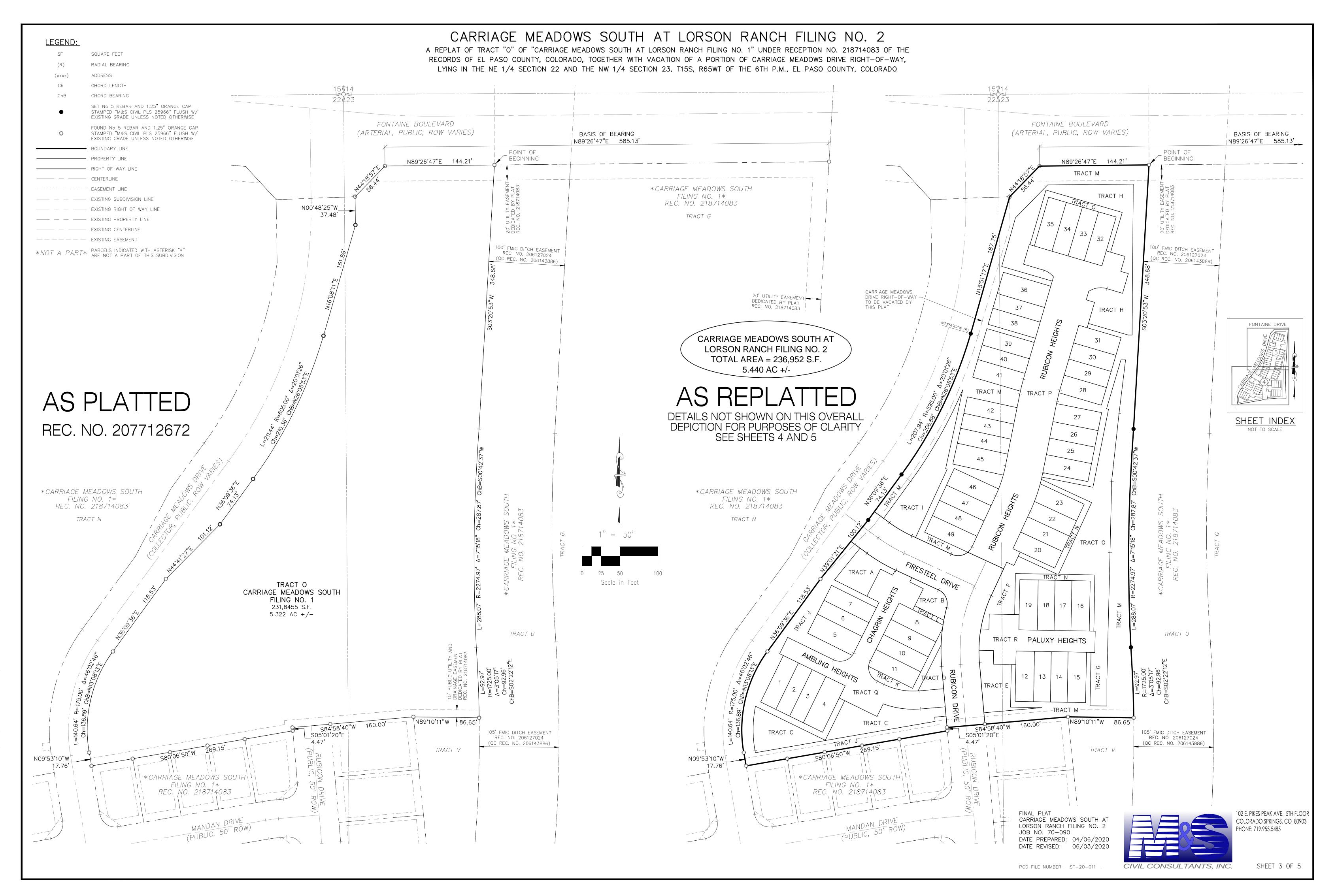
- TY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, ASEMENTS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN ND SANITATION DISTRICT AND LORSON LLC, RECORDED MAY 31, 2005 AT 78708.
- TY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ION AS CONTAINED IN DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION
- TY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ON AS CONTAINED IN DEED RECORDED DECEMBER 28,2005 AT RECEPTION
- RTY MAY BE SUBJECT TO LORSON RANCH OVERALL DEVELOPMENT AND AS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206024127.
- RTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, SEMENTS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENTS, AND ENT RECORDED AUGUST 28, 2006 AT RECEPTION NO, 206127024.
- RTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, SEMENTS AS CONTAINED IN RESOLUTION NO 07-119 OA-CGM (AIRPORT GENERAL MILITARY) DISTRICT TO CAS-O (COMMERCIAL AIRPORT ZONE) 2007 AT RECEPTION NO. 207095753.
- RTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, ASEMENTS AS CONTAINED PRIVATE DETENTION BASIN/STORMWATER GEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED AT RECEPTION NO. 207116858.

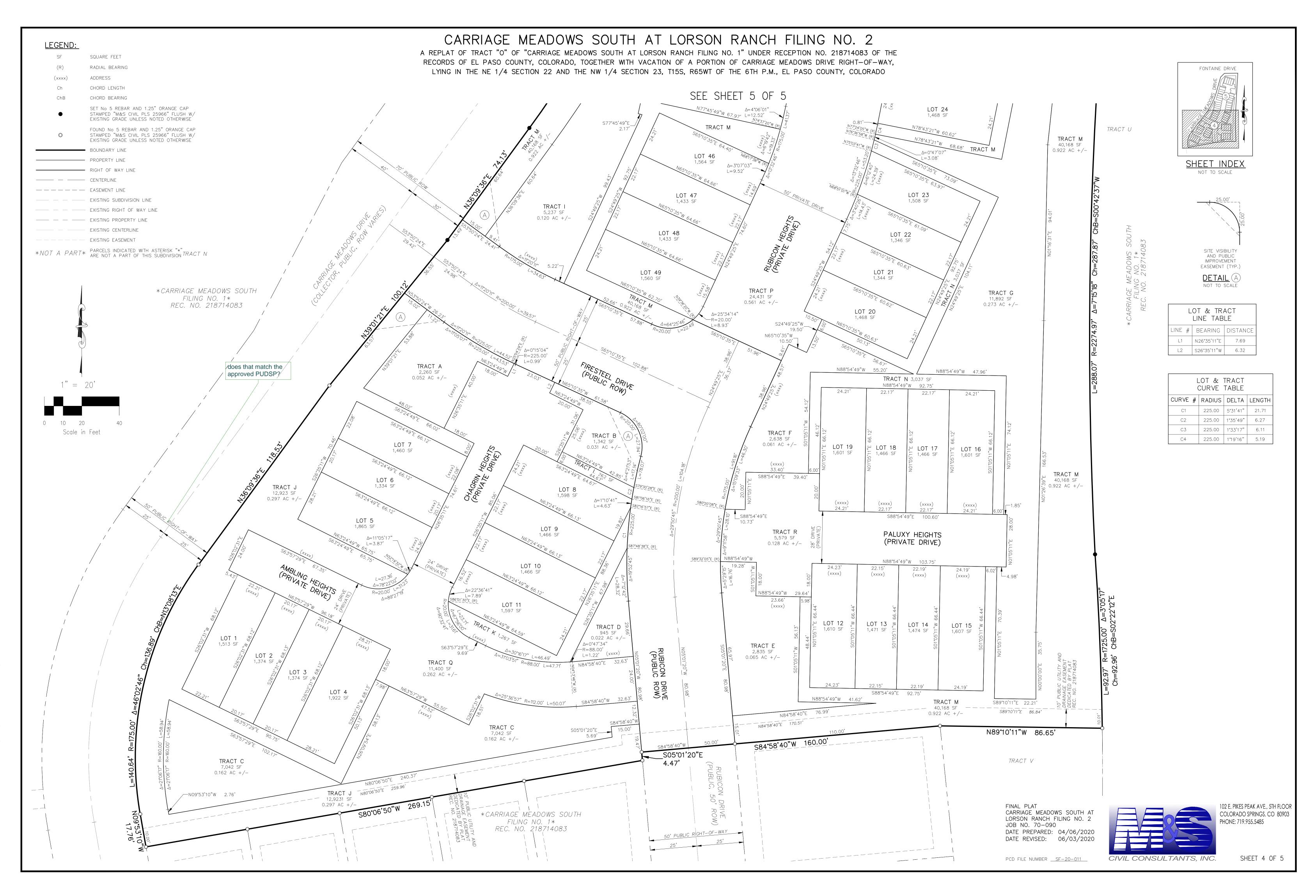
# GENERAL PLAT NOTES: (CONT.)

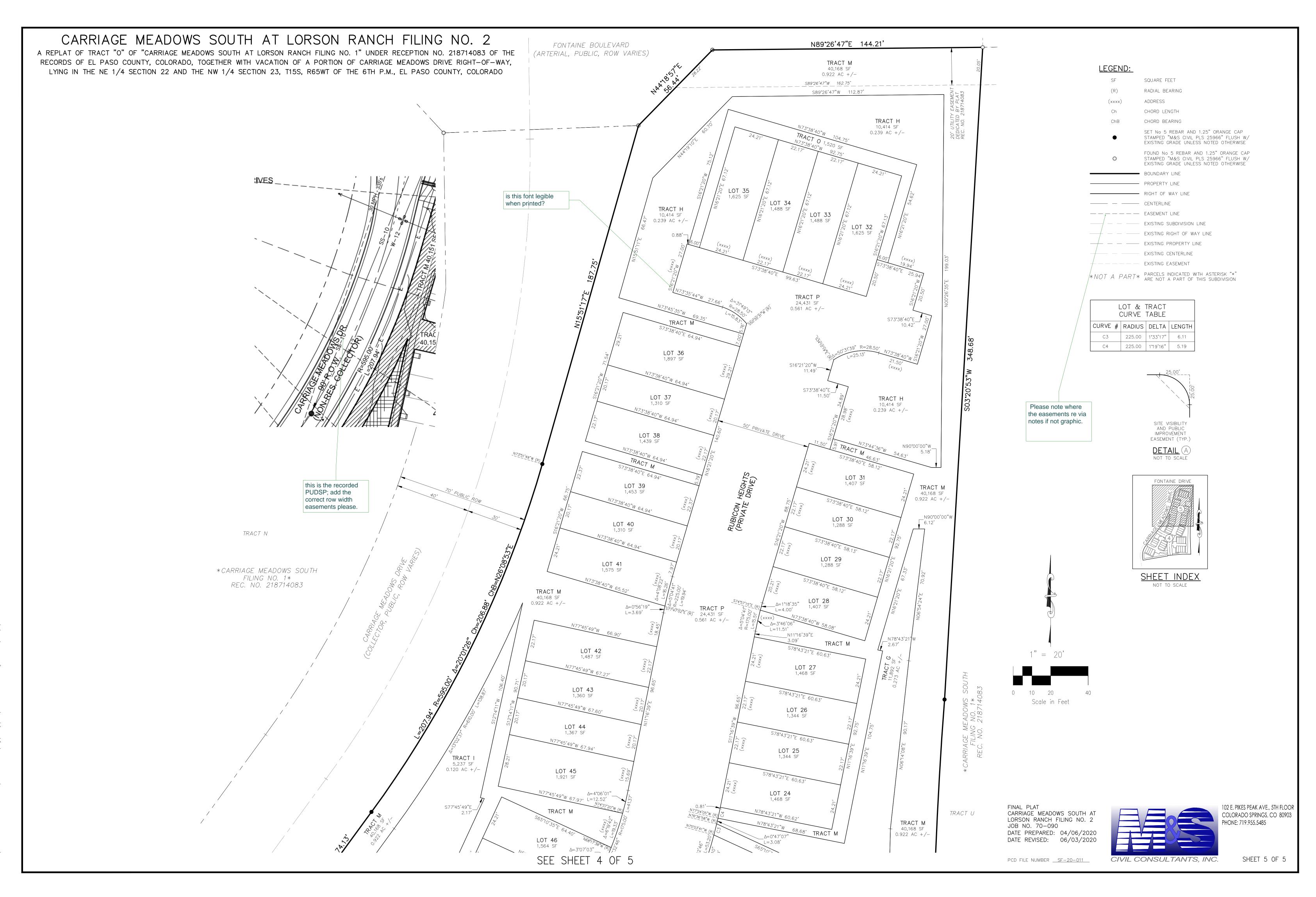
- xiiii. (TC#52) THE PROPERTY MAY BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS. RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED JANUARY 25, 2018 AT RECEPTION NO. 218009911 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. AMENDED DECLARATION IN CONNECTION THEREWITH RECORDED . (NOT YET OF RECORD).
- xliv. (TC#53) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO.
- 4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUD SP-16-003 SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PRÓTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
- 6. ALL DEVELOPMENT WITHIN "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" SHALPUDSP-19-5 file that COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH AT ablished the LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO zoning and prelim 220049086, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE plan (same file that AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- 7. 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.
- 8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. 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.
- 10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. 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 , 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.
- 13. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CARRIAGE MEADOWS SOUTH FILING NO. 2" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 14. 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. \_
- 15. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CARRIAGE MEADOWS SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 220049086.
- 16. 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.
- 17. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 18. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
- A.DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
- B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301
- 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. 214007624
- F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
- G.SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
- , APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY 19. PURSUANT TO RESOLUTION NO. PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER , THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" 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.
- 20.A "GEOLOGY AND SOILS STUDY, LOTS 1-50, CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2, EL PASO COUNTY, COLORADO" WAS PREPARED BY THE ROCKY MOUNTAIN GROUP (RMG) ON OCTOBER 7, 2019 AND AMENDED ON DECEMBER 12, 2019. THE REPORT IDENTIFIES CONSTRAINTS WITHIN THE SUBJECT PROPERTY TO INCLUDE MOISTURE-SESITIVE (EXPANSIVE AND HYDROCOMPACTIVE) SOILS. THE APPLICANT PROPOSES TO MITIGATE THE CONSTRAINTS IDENTIFIED IN THE REPORT BY FOLLOWING RMG ENGINEERING'S RECOMMENDATIONS TO INCLUDE: ADDITIONAL GEOTECHNICAL INVESTIGATION, TESTING AND ANALASYS FOR DESIGN OF INDIVIDUAL FOUNDATIONS, FLOOR SYSTEMS, AND SUBSURFACE DRAINAGE TO BE COMPLETED PRIOR TO THE ISSUANCE OF LOT SPECIFIC BUILDING PERMITS AS ITENDIFIED IN RECOMMENDATION CONDITION OF APPROVAL NO. 7.



PCD FILE NUMBER <u>SF-20-011</u>







# PLAT V\_2 redlines.pdf Markup Summary

dsdparsons (17)		 
An and a second an	Subject: Callout Page Label: Sheet 1 - Cover Author: dsdparsons Date: 6/25/2020 1:58:00 PM Status: Color: Layer: Space:	the district agreed to maintain specific tracts at the PUDprelim; that needs to be reflected on the plat.
	Subject: Image Page Label: Sheet 1 - Cover Author: dsdparsons Date: 6/25/2020 1:58:02 PM Status: Color: Layer: Space:	 
CURRENTLY REGISTI 5. THE FOLLOWING REF PLANNING AND COM PUDEP-16-003 SOILS PROTECTION REPOR	Subject: Triangle Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 1:59:53 PM Status: Color: Layer: Space:	 Ν
Mero Dustrict signature? Maintengace of tracts	Subject: Callout Page Label: Sheet 1 - Cover Author: dsdparsons Date: 6/25/2020 12:40:58 PM Status: Color: Layer: Space:	 Metro District signature? Maintenqace of tracts
Interest strates Very work in a little strates	Subject: Callout Page Label: Sheet 1 - Cover Author: dsdparsons Date: 6/25/2020 12:41:21 PM Status: Color: Layer: Space:	 comment remains from review 1- not addressed
	Subject: Callout Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 2:01:21 PM Status: Color: Layer: Space:	 correct file no- they are in he PUDSP-19-5 file that established the zoning and prelim plan (same file that note that note 6 refers to)

	Subject: Callout Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 2:04:37 PM Status: Color: Layer: Space:	please getinfoto complete note
P OF THE IDENTIFIED MAZAROS AND ILLS STUDY, "CARRIAGE MEADOWS SI OO" PREPARED BY RMG - ROCKY MC 19 IN FILE	Subject: Callout Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 2:07:27 PM Status: Color: Layer: Space:	PUDSP-19-5
Internet of the scalar management of the scalar methods for the management of the management of the management of the scalar of the scalar of the Cut of the scalar of the	Subject: Callout Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 2:07:55 PM Status: Color: Layer: Space:	where did the under drain maintenace notes go? Provide a sig block for the district to accept maintenance responsibility of the detention tract and landscaping along CM and Fontaine as agreed to at thePUD stage.
	Subject: Image Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 2:08:43 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: Sheet 5 Author: dsdparsons Date: 6/25/2020 2:12:02 PM Status: Color: Layer: Space:	is this font legible when printed?
	Subject: Image Page Label: Sheet 5 Author: dsdparsons Date: 6/25/2020 2:12:35 PM Status: Color: Layer: Space:	

Subject: Callout this is the recorded PUDSP; add the correct row Page Label: Sheet 5 width easements please. Author: dsdparsons Date: 6/25/2020 2:13:49 PM Status: Color: Layer: Space: -----Subject: Callout where are the easements for MVEA, Gas etc? Page Label: Sheet 2 - Notes Add notes or detail (note is likely) Author: dsdparsons Date: 6/25/2020 2:16:30 PM Status: Color: Layer: Space: \_\_\_\_\_ \_\_\_\_\_ Subject: Callout is there a blanket easement in specific tracts? Page Label: Sheet 2 - Notes Author: dsdparsons Date: 6/25/2020 2:17:00 PM Status: Color: Laver: Space: Subject: Callout does that match the approved PUDSP? Page Label: Sheet 4 Author: dsdparsons Date: 6/25/2020 2:27:56 PM Status: Color: Layer: Space: Subject: Callout Please note where the easements re via notes if Page Label: Sheet 5 not graphic. Author: dsdparsons Date: 6/25/2020 2:36:51 PM Status:

Color: Layer: Space: