

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 VAVATION 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:

- THENCE S03°20'53"W A DISTANCE OF 348.68 FEET TO A POINT OF TANGENT;
- 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;
- 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:

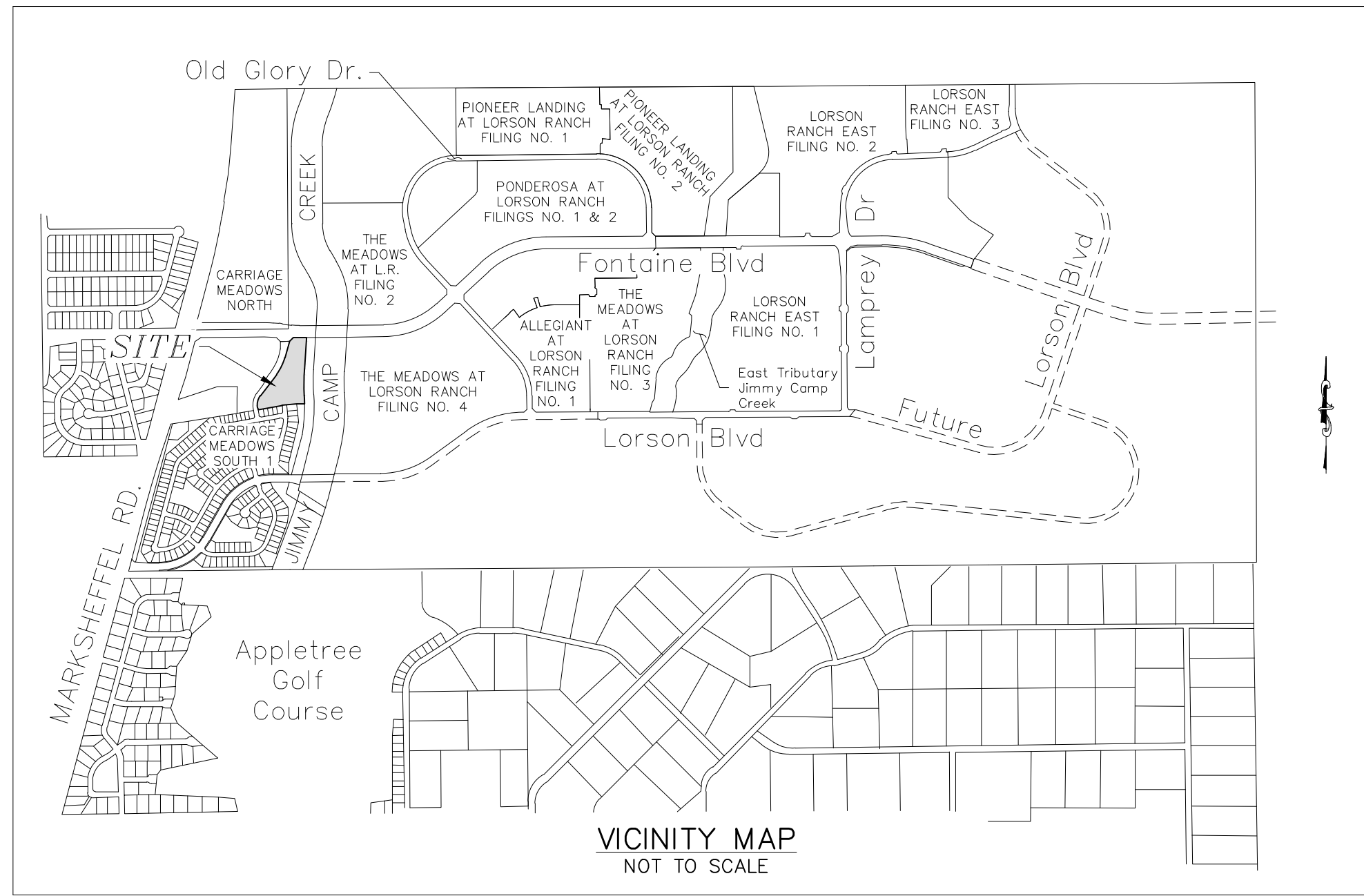
- THENCE N09°53'10"W A DISTANCE OF 17.76 FEET TO A POINT OF CURVE;
- THENCE 140.64 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 46°02'46", A CHORD OF 136.89 FEET WHICH BEARS N13°08'13"E TO A POINT OF TANGENT;
- THENCE N36°09'36"E ALONG SAID TANGENT 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;
- 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.



is that correct 3 years old?

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 ON NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE 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 ___ DAY OF ___, 2020.

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. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Planning and
Community
Development Director

admin
plat no BOCC block
Please review the
recorded plat Falcon
Market Place for
signature blocks, SIA
etc...

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ___ DAY OF ___, 2020, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

PCD Executive
Director

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" ON THIS ___ DAY OF ___, 2020, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ___ O'CLOCK __.M., THIS ___ DAY OF ___, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER ___ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: ___ BY: DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.052	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
B	0.031	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
C	0.162	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
D	0.022	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
E	0.065	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
F	0.061	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
G	0.273	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
H	0.239	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
I	0.120	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
J	0.297	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
K	0.029	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
L	0.006	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
M	0.922	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
N	0.070	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
O	0.035	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES
P	0.561	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
Q	0.262	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
R	0.128	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETECTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
TOTAL	3.335		
CMS2HOA = CARRIAGE MEADOWS SOUTH FILING NO. 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%
3 PRIVATE STREETS	0.951 ACRES	17.48%
TOTAL	5.440 ACRES	100.00%

FEES:

DRAINAGE FEE:	PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"
JIMMY CAMP CREEK SURETY FEE:	\$ 0.00
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:	\$ 22,800.00
URBAN PARK FEE:	\$ 14,400.00

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



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

011
PCD FILE NUMBER SF-20-XXX

Metro District
signature?
Maintenance of tracts

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". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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:

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 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
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC: ___

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TEN FOOT (10) PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

ACCEPTANCE CERTIFICATE FOR TRACTS:

CARRIAGE MEADOWS SOUTH FILING NO. 3 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. 3 HOMEOWNER'S ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2020, A.D. BY
JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC: ___

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 VAVATION 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

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF FONTAINE BOULEVARD AS SHOWN ON THE RECORD PLAT OF "CARRIAGE 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.
 - i. (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.
 - ii. (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.
 - iv. (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.
 - v. (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.
 - vi. (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.
 - x. (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 PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER AND SANITATION DISTRICT AND LORSON LLC, RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
- xviii. (TC#27) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186520.
- xix. (TC#28) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED DECEMBER 28, 2005 AT RECEPTION NO. 205203994.
- xx. (TC#29) THE PROPERTY MAY BE SUBJECT TO LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP AS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206024127.
- xxi. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENTS, AND EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024.
- xxii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119 OA-CGM (AIRPORT ZONE-COMMERCIAL GENERAL MILITARY) DISTRICT TO CAS-O (COMMERCIAL AIRPORT ZONE) RECORDED JULY 18, 2007 AT RECEPTION NO. 207095753.
- xxiii. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED SEPTEMBER 9, 2007 AT RECEPTION NO. 207116658.
- xxiv. (TC#33) THE PROPERTY 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.
- xl. (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.
- xliv. (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.

GENERAL PLAT NOTES: (CONT.)

- xliii. (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. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. 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.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. 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.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. 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.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CARRIAGE MEADOWS SOUTH FILING NO. 2" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. 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. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CARRIAGE MEADOWS SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. _____.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. 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.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212138675, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST 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.
21. A "SOILS AND GEOLOGY" REPORT FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON _____, 2019 AND REVISED ON _____, 2019. THERE ARE NO SIGNIFICANT SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXIST RELATED TO THE POTENTIAL FOR EXPANSIVE OR HYDROCOMPACTIVE SOILS. THE GEOLOGIC CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES.

Be consistent with the terminology, note 21 uses "Hydrocompactive" and Note 22 uses "Loose". Use the term RMG recommends in their reports.

red ink? PLEASE CHANGE

Provide the data (report) that meets this condition and the appropriate plat notes. As discussed in the staff report for the PUDSP

GENERAL PLAT NOTES: (CONT.)

22. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO CONSTRUCTION ON ALL LOTS. IN ADDITION TO PROVIDING ANTICIPATED FOUNDATION DESIGN RECOMMENDATIONS, THESE INVESTIGATIONS SHOULD ALSO CONSIDER LOT-SPECIFIC RECOMMENDATIONS RELATING TO THE FOLLOWING GEOLOGIC CONDITIONS: MITIGATION FOR LOOSE AND/OR EXPANSIVE SOIL CONDITIONS (IF ENCOUNTERED) AND POTENTIAL SHALLOW GROUNDWATER CONDITIONS AND FEASIBILITY OF UNDERSLAB DRAINS.
23. AT A MINIMUM, SEPARATE SUBSURFACE PERIMETER DRAINS SHOULD BE PROVIDED AROUND THE BELOW-GRADE (HABITABLE) PORTIONS OF EACH FOUNDATION. ADDITIONAL DRAINAGE MEASURES MAY ALSO BE REQUIRED AS DETERMINED BY THE LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION AND/OR THE LOT-SPECIFIC EXCAVATION OBSERVATION PERFORMED AT THE TIME OF CONSTRUCTION.
24. SOIL AND GEOLOGY CONDITIONS: THERE ARE NO SIGNIFICANT GEOLOGIC HAZARDS, HOWEVER THE POTENTIAL CONSTRAINTS THAT DO EXIST ARE THE POTENTIAL FOR: EXPANSIVE AND/OR HYDROCOMPACTIVE SOIL AND UNCONTROLLED FILL. THE FOLLOWING LOTS HAVE BEEN IMPACTED BY THE GEOLOGIC CONDITIONS: _____, MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE GEOLOGY AND SOILS REPORT, CARRIAGE MEADOWS SOUTH AT LORSON RANCH, FILING NO. 2, EL PASO COUNTY, COLORADO PREPARED BY RMG - ROCKY MOUNTAIN GROUP, JOB NO. _____, LAST DATED _____, 2019 IN FILE AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. Clarify that these perimeter drains connect to the under drain system referenced in Note 8.

complete this note

multiple reports one with plat and more with PUDSP

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.052	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
B	0.031	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
C	0.162	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
D	0.022	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
E	0.065	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
F	0.061	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
G	0.273	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
H	0.239	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
I	0.120	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
J	0.297	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
K	0.029	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
L	0.006	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
M	0.922	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
N	0.070	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
O	0.035	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
P	0.561	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
Q	0.262	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
R	0.128	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
TOTAL	3.335		
CM52HOA = CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION			

wrong file mad have you applied for the PID with Lori?

note carry over above?

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



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

File: C:\T0000A\CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2\000001.dwg Survey Plot: 4/9/2020 4:50 PM Plotting Plotstamp: 4/9/2020 4:50 PM

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - EXISTING SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT

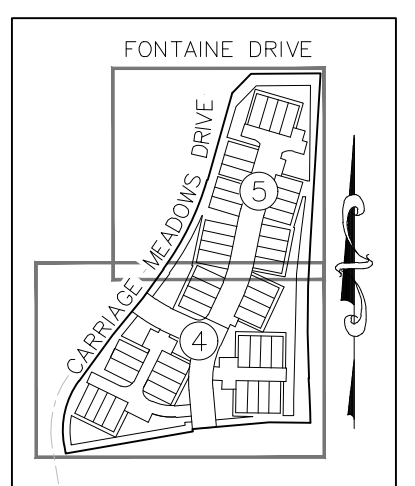
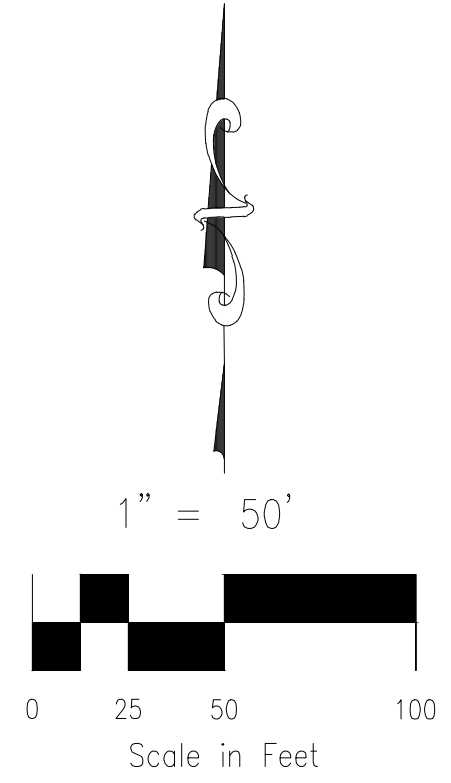
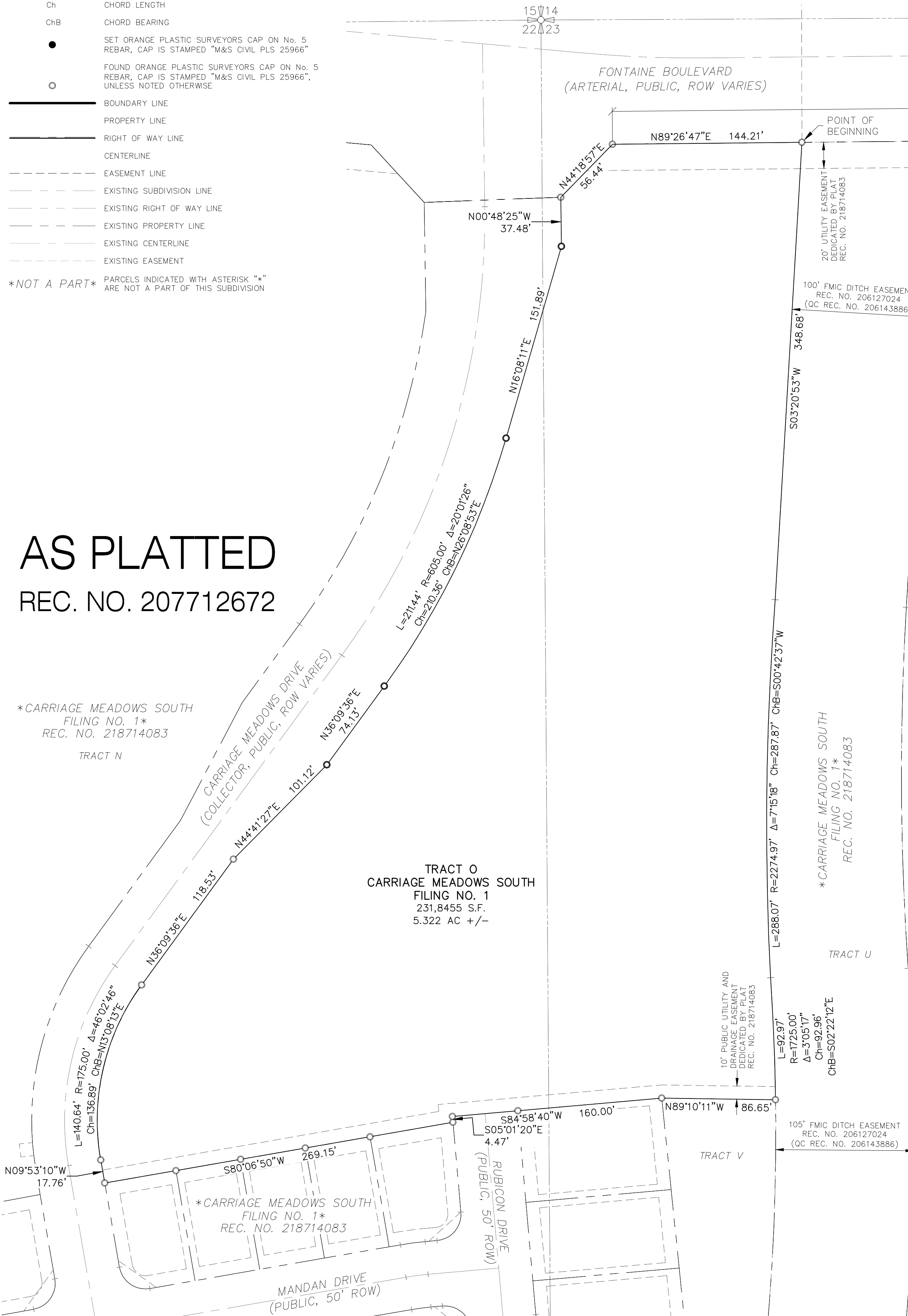
NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

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 VAVATION 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

AS PLATTED
REC. NO. 207712672

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



SHEET INDEX
NOT TO SCALE

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



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

PCD FILE NUMBER SF-20-XXX

SHEET 3 OF 5

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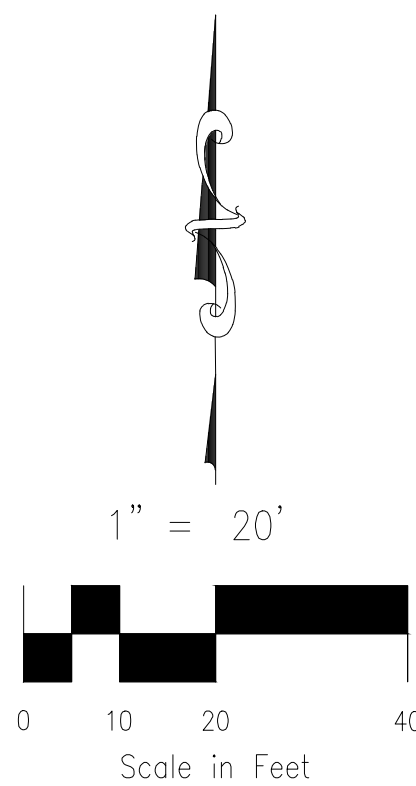
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

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 VAVATION 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:

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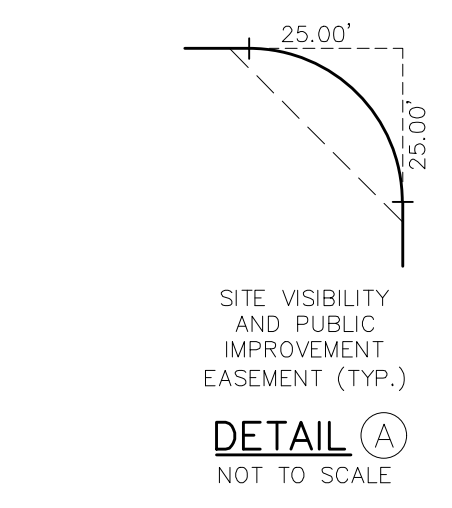
NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



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

TRACT U

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



LINE #	BEARING	DISTANCE
L1	N26°35'11"E	7.69
L2	S26°35'11"W	6.32

CURVE #	RADIUS	DELTA	LENGTH
C1	225.00	5°31'41"	21.71
C2	225.00	1°35'49"	6.27
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19



FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
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102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

File: C:\70090A\CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2.dwg Plotstamp: 4/9/2020 4:52 PM

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 VAVATION 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

FONTAINE BOULEVARD
(ARTERIAL, PUBLIC, ROW VARIES)

N89°26'47"E 144.21'

I don't think I have seen a title block not centered...

roadway lines?

easements? detail or show

where is the centerlines? All items below at a minimum shall be on plat-all sheets

The final plat shall be drawn by a registered land surveyor with permanent India ink or produced by a photographic process on a linen or polyester (Mylar) film.

Size of sheets: 24" x 36"

Scale: 1" = 20', 1" = 50', 1" = 100'. Plats covering over 160 acres or which are made up of a majority of lots of five (5) acres or more may be drawn at a scale of 1" = 200'. However, all plats drawn to this scale must illustrate the required information clearly and legibly.

If more than one sheet is used, all sheets must be indexed and contain an index map showing the relationship of the sheet to the whole. Each sheet must show the scale, date of the survey, north point, and name of the subdivision.

The following information shall be shown on the plat:

- Name of the subdivision.
- Date of preparation, north point, written and graphic scale.
- Name of owner or owners of record.
- Name of County and State.
- Total acreage of subdivision, total number of lots, and acreage per lot.

Location and description of the subdivision referenced by quarter section, section, township, range; if said description contains references to recorded documents, said information shall be indicated on the map.

Certification Statements to Include:

- Certification of Dedication, Ownership, and Maintenance.
- Certification of Approval by Board of County Commissioners.
- Certification by Clerk and Recorder.
- Certification of Survey by a Colorado Registered Land Surveyor.
- Certification of the Planning Director.

In accurate and complete boundary survey shall be made of the land to be subdivided. A traverse of the exterior boundary of the tract, and of each block, when completed on field measurements on the ground must close within a limit of one (1) foot to ten thousand (10,000) feet of perimeter. Boundaries shall be clearly indicated on the plat.

The exact location and width of all existing or recorded streets, rights-of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

In curved boundaries and all curves on the plat sufficient data shall be given to enable the establishment of curves on the ground. Curve data shall include:

- (1) Central angle.
- (2) Radius - R.
- (3) Arc length - L.

Bearings and/or angles and lengths shall be given for all lot lines. In cases where a lot line is a common line to two or more lots, the line shall be described, need be given, if the lot descriptions are given to the same bearing, not a reverse bearing. If table data is used, each individual lot must be separately described giving all bearings and/or angles and lengths making each lot close by data provided and a table must be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table from the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat must close to within plus or minus 0 degrees, 01 minutes.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by fine dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference must be placed in the note section. (This provision shall apply to easements and the disposition thereof indicated in the note section.)

All lots shall be numbered without duplication.

Parcels other than lots, streets, or easements shall be designated by letter with disposition indicated in the note section. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision shall be so identified. Public tracts shall be designated by a statement on the plat; responsibility of maintenance of all other tracts shall be noted.

Excepted parcels (parcels not a part of the subdivision) shall be marked and dimensioned and shall include the statement "not included".

Lots which require special studies for development or which present significant hazards to development shall be indicated by letter and limitations placed in the note section.

The 100-year (standard project) floodplain, if applicable, shall be delineated on a plat. No lots will be located in a floodplain except to the extent that development conforms with existing El Paso County regulations and lots with these limitations shall be located, and so identified on the plat.

Monuments:

- (1) Permanent reference monuments shall be set on the external boundary of the subdivision pursuant to Colorado Revised Statutes.
- (2) Block and lot monuments shall be set pursuant to Colorado Revised Statutes.
- (3) Subdivision will be tied by angles and distances to the nearest accepted monuments.
- (4) All monuments shall be located and described. Information adequate to locate and trace all monuments shall be noted on the plat.

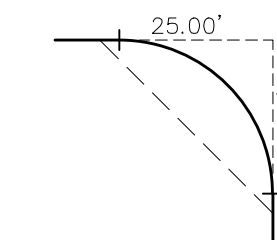
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", UNLESS NOTED OTHERWISE

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - - EASEMENT LINE
- - - - 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

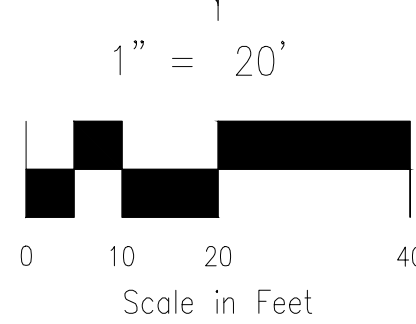
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19



25.00'
25.00'
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL (A)
NOT TO SCALE

ACREAGE OF TRACTS?

CHECK RECORDED pud FOR TRACT NAMES AND LOCATIONS-VERIFY THAT THEY MATCH THE PLAT-SOMETHING SEEMSMISSING HERE ON THIS SHEET....



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

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:



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

PCD FILE NUMBER SF-20-XXX

SHEET 4 OF 5


SEE SHEET 4 OF 5

File: C:\70090A\CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2.dwg Plotting Plotstamp: 4/9/2020 4:54 PM

Plat V_1 redlines V_1.pdf Markup Summary


Steve Kuehster (5)

LOT-SPECIFIC
OR **LOOSE** AN
DWATER CON

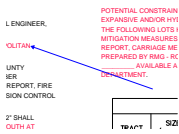
Subject: Highlight
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:28:26 PM
Status:
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LOOSE

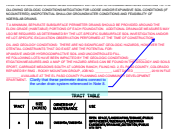



Subject: arrow & box
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:31:57 PM
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Be consistent with the terminology, note 21 uses "Hydrocompactive" and Note 22 uses "Loose". Use the term RMG recommends in their reports.

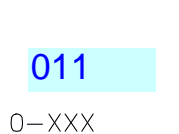



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Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:33:16 PM
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Subject: arrow & box
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:43:03 PM
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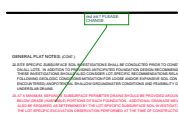
Clarify that these perimeter drains connect to the under drain system referenced in Note 8.




Subject: text box
Page Label: Sheet 1
Author: Steve Kuehster
Date: 5/14/2020 9:07:43 PM
Status:
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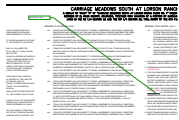
011

dspdparsons (24)



Subject: Callout
Page Label: Sheet 2
Author: dspdparsons
Date: 5/13/2020 8:00:27 AM
Status:
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red ink? PLEASE CHANGE



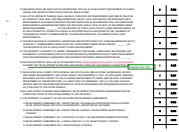
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Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:00:47 AM
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complete notes



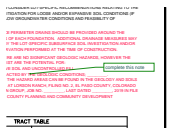
Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:09:52 AM
Status:
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wrong file mad have you applied for the PID with Lori?



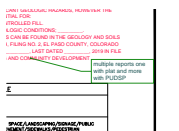
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Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:10:10 AM
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Space:

complete this note



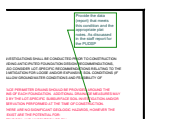
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Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:11:32 AM
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Color: ■
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Space:

complete this note



Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:11:57 AM
Status:
Color: ■
Layer:
Space:

multiple reports one with plat and more with PUDSP



Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:21:56 AM
Status:
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Provide the data (report) that meets this condition and the appropriate plat notes. As discussed in the staff report for the PUDSP

... OF THIS COMPLETE BY THE ROCKY MOUNTAIN GROUP IF
ED ON 2019. THERE ARE NO SIGNIFICANT
CONSIDER THE POTENTIAL FOR GEOLOGIC HAZARDS, C
DENTIAL FOR EROSION OR HYDROCOMPACTIVE SOIL
ERED RELATIVELY UNKNOWN TO THE IMMEDIATE AREA A
MENTING COMMON ENGINEERING AND CONSTRUCTION

note carry over
above?

Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:22:27 AM
Status:
Color: ■
Layer:
Space:

note carry over above?

ATE
REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
TO CERTIFY THAT THIS PLAT IS FULLY AND CORRECTLY
A AND THE FULL DOCUMENTS EXIST AS SHOWN
ELECTRONIC ENGINEERING AND SURVEYING AND
PLATED IN FULL COMPLIANCE WITH ALL APPLICABLE
APPLICABLE PROVISIONS OF THE EL PASO COUNTY

is that correct 3 years
old?

Subject: Callout
Page Label: Sheet 1
Author: dsdparsons
Date: 5/13/2020 8:22:54 AM
Status:
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is that correct 3 years old?

... DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YE
IN SHOWN HEREON
ADMIN
plat no BOCC block.
Please review the
recorded plat Falcon
Market Place for
signature blocks, SIA
etc.
NTY COMMISSIONERS CERTIFICATE
SAGE MEADOWS SOUTH AT LORSON RANCH FILIN
G BY THE EL PASO COUNTY, COLORADO BOARD C

admin
plat no BOCC block
Please review the
recorded plat Falcon
Market Place for
signature blocks, SIA
etc...

Subject: Callout
Page Label: Sheet 1
Author: dsdparsons
Date: 5/13/2020 8:24:03 AM
Status:
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Space:

admin
plat no BOCC block Please review the recorded
plat Falcon Market Place for signature blocks , SIA
etc...

MANUAL, AND THE SUBDIVISION IMPROVEMENT
CHAIR, BOARD OF COUNTY COMMISSIONERS
PCD Executive
Director
COUNTY APPROVAL:
APPROVAL IS GRANTED UPON THIS PLAT AT THE

PCD Executive
Director

Subject: Callout
Page Label: Sheet 1
Author: dsdparsons
Date: 5/13/2020 8:24:35 AM
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PCD Executive Director

TH A
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BOARD OF COUN
THIS PL AT FOR CARRIAI

BOARD OF COUN

Subject: Callout
Page Label: Sheet 1
Author: dsdparsons
Date: 5/13/2020 8:24:51 AM
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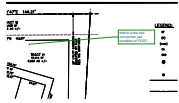
Planning and Community Development Director

Metro District
signature?
Maintenance of tracts

Metro District
signature?
Maintenance of tracts

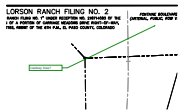
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Page Label: Sheet 1
Author: dsdparsons
Date: 5/13/2020 8:25:58 AM
Status:
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Metro District signature? Maintenance of tracts



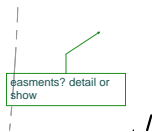
Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:42:27 AM
Status:
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where is the trail connection per condition of PUD?



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:42:44 AM
Status:
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Layer:
Space:

roadway lines?



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:47:21 AM
Status:
Color: ■
Layer:
Space:

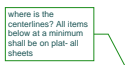
easements? detail or show



Subject: Image
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:47:43 AM
Status:
Color: ■
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Subject: Image
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:48:22 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:49:16 AM
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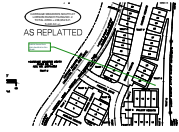
where is the centerlines? All items below at a minimum shall be on plat- all sheets

CARRIAGE WHEELWAY
PLAT OF TRACT "D" OF "CARRIAGE W
ARDS OF EL PASO COUNTY, COLORAD
ING IN THE NE 1/4 SECTION 22 AND

I don't think i have
seen a title block not
centered...

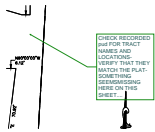
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Date: 5/13/2020 8:49:44 AM
Status:
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Layer:
Space:

i don't think i have seen a title block not centered...



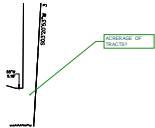
Subject: Callout
Page Label: Sheet 3
Author: dsdparsons
Date: 5/13/2020 8:51:08 AM
Status:
Color: ■
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Space:

add lal items from plat checklist to this sheet-



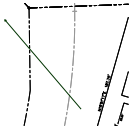
Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:56:06 AM
Status:
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CHECK RECORDED pud FOR TRACT NAMES AND LOCATIONS- VERIFY THAT THEY MATCH THE PLAT- SOMETHING SEEMSMISSING HERE ON THIS SHEET....



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:56:42 AM
Status:
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ACRERAGE OF TRACTS?



Subject: Arrow
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:57:40 AM
Status:
Color: ■
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Space: