

# 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, R65W 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", 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, 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:

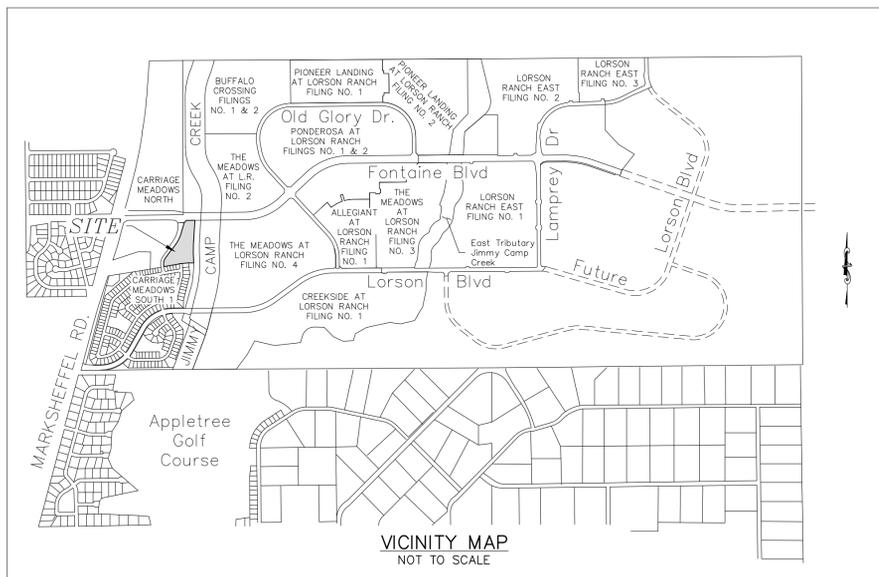
- (1) THENCE N09°53'10"W A DISTANCE OF 17.76 FEET TO A POINT OF CURVE;
- (2) THENCE 140.64 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 46°02'46", A CHORD OF 136.89 FEET WHICH BEARS N13°08'13"E TO A POINT OF TANGENT;
- (3) THENCE N36°09'36"E ALONG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

- (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". 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 HERON 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 LOT 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 TRACTS ARE HEREBY PLATTED WITH A BLANKET EASEMENT FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE, PUBLIC UTILITIES, AND PUBLIC IMPROVEMENTS AS IDENTIFIED IN THE TRACT TABLE.  
 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. 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.  
 PRIMARY AND SECONDARY MAINTENANCE RESPONSIBILITIES FOR TRACTS A, C, H, I, AND J ARE IDENTIFIED IN NOTES SECTION OF THE TRACT TABLE.  
 APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2".

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**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.  
 PRIMARY AND SECONDARY MAINTENANCE RESPONSIBILITIES FOR TRACTS A, C, H, I, AND J ARE IDENTIFIED IN NOTES SECTION OF THE TRACT TABLE.  
 APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2".

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

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**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; 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER \_\_\_\_\_

**CLERK AND RECORD'S CERTIFICATE:**

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: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
 DEPUTY

**FEES:**

DRAINAGE FEE:	PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"
JIMMY CAMP CREEK SURETY FEE:	\$ _____
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:	\$ 22,883.00
URBAN PARK FEE:	\$ 14,455.00

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.052	CMS2HOA / LRMD	OPEN SPACE / LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
B	0.031	CMS2HOA / CMS2HOA	OPEN SPACE / LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
C	0.162	CMS2HOA / LRMD	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
H	0.239	CMS2HOA / LRMD	OPEN SPACE / LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
I	0.120	CMS2HOA / LRMD	OPEN SPACE / LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
J	0.297	CMS2HOA / LRMD	LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
K	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
M	0.922	CMS2HOA / CMS2HOA	LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
N	0.070	CMS2HOA / CMS2HOA	LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
O	0.035	CMS2HOA / CMS2HOA	LANDSCAPING / SIGNAGE / PUBLIC IMPROVEMENT / SIDEWALKS / PEDESTRIAN EASEMENTS / DRAINAGE / DETENTION / PUBLIC UTILITIES
P	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 MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION  
 LRMD = LORSON RANCH METROPOLITAN DISTRICT

LORSON RANCH METROPOLITAN DISTRICT SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN LANDSCAPING ADJACENT TO CARRIAGE MEADOWS DRIVE AND FONTAINE BOULEVARD IN TRACTS A, C, H, I, AND J. CMS2HOA SHALL HAVE THE PRIMARY MAINTENANCE RESPONSIBILITY AND LORSON RANCH METROPOLITAN DISTRICT SHALL HAVE THE BACKUP MAINTENANCE RESPONSIBILITY TO MAINTAIN THE REMAINING AREAS IN TRACTS A, C, H, I, AND J AND THE REMAINING TRACTS IN THE EVENT THE CMS2HOA BECOMES DEFUNCT.

**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%

FINAL PLAT  
 CARRIAGE MEADOWS SOUTH AT  
 LORSON RANCH FILING NO. 2  
 JOB NO. 70-090  
 DATE PREPARED: 04/06/2020  
 DATE REVISED: 09/24/2020



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

# 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

## 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 1, 2020 AT 7:30 AM, FILE NO. 62099UTC, AMENDMENT NO. 2, 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 IS 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 IS 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. 207116858.
- 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.
- 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.

## 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.
  - xlv. (TC#54) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PROPOSED ORDER OF EXCLUSION RECORDED APRIL 1, 2019 AT RECEPTION NO. 219032828.
  - xlvi. (TC#55) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PROPOSED ORDER OF INCLUSION RECORDED APRIL 1, 2019 AT RECEPTION NO. 219032829.
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 PUDSP-19-5, 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.
  6. 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 FILING NO. 2 PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 220049086, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE 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. \_\_\_\_\_ OF 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. 218009910.
  15. 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.
  16. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
  17. 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.
  18. PURSUANT TO RESOLUTION NO. 20-239, 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 220092935, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CARRIAGE MEADOWS SOUTH 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.

## GENERAL PLAT NOTES: (CONT.)

19. A "GEOLOGY AND SOILS STUDY FOR LOTS 1-49, CARRIAGE MEADOWS SOUTH AT LORSON RANCH, FILING NO. 2, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, LATEST AMENDED ON SEPTEMBER 3, 2020, JOB NO. 172445. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW:
  - EXPANSIVE SOILS AND BEDROCK
  - HYDROCOMPACTIVE SOILS (MOISTURE SENSITIVE SOILS)
  - FAULTS AND SEISMICITY
  - RADONTHE CONSTRAINTS LISTED ARE NOT CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. EACH PERIMETER DRAIN SHOULD TIE INTO THE PERIMETER DRAIN OUTFALL. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE PUDSP-19-5, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
20. ADDRESSING ON RESIDENTIAL UNITS WILL MEET THE FOLLOWING REQUIREMENTS:
  - LOTS 1-4 - FROM AMBLING HEIGHTS, ADDRESSES POSTED ON REAR ONLY
  - LOTS 5-7 AND 36-49 - FROM CARRIAGE MEADOWS DRIVE, ADDRESSES POSTED ON FRONT ONLY
  - LOTS 8-11 - FROM CHAGRIN HEIGHTS, ADDRESSES POSTED ON FRONT ONLY
  - LOTS 12-19 - FROM PALUXY HEIGHTS, ADDRESSES POSTED ON REAR ONLY
  - LOTS 20-35 - FROM RUBICON HEIGHTS, ADDRESSES POSTED ON REAR ONLY
21. ADDITIONAL RIGHT-OF-WAY IDENTIFIED IN THE PUD TO BE DEDICATED WITH FUTURE DEVELOPMENT OF TRACT N, CARRIAGE MEADOWS SOUTH FILING NO. 1.
22. ALL TRACTS WITHIN THIS PLAT ARE PLATTED WITH A BLANKET PUBLIC UTILITY EASEMENT AND PROVIDE FOR CONSTRUCTION, MAINTENANCE, AND ACCESS FOR PUBLIC UTILITIES LOCATED THEREIN.
23. WATER AND WASTEWATER SERVICES PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT. ELECTRICAL SERVICES PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. NATURAL GAS SERVICE PROVIDED BY BLACK HILLS ENERGY.

FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
JOB NO. 70-090  
DATE PREPARED: 04/06/2020  
DATE REVISED: 09/24/2020



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

PCD FILE NUMBER SF-20-011

SHEET 2 OF 5

# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

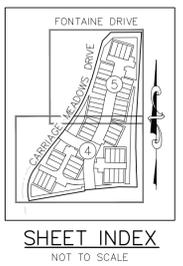
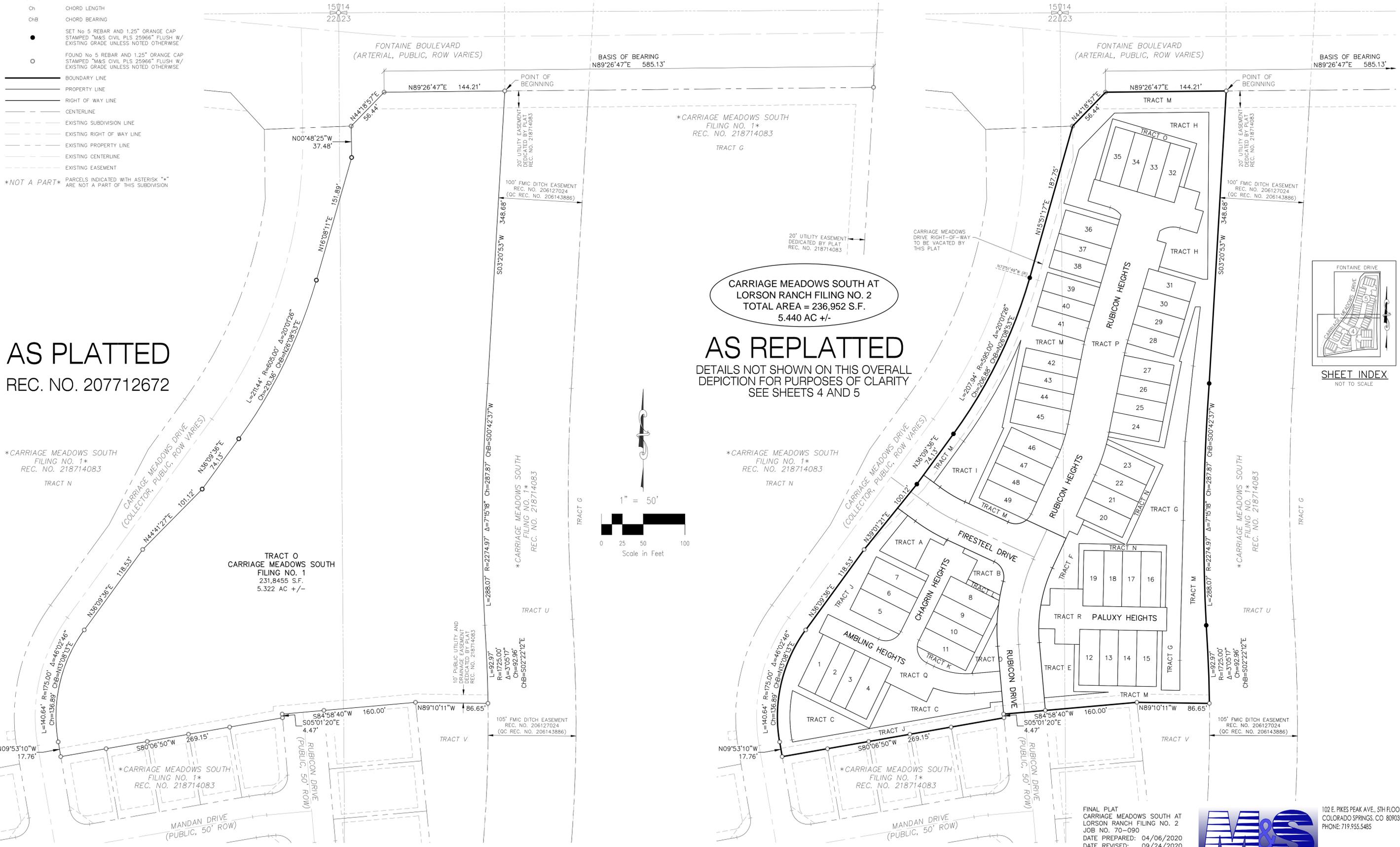
A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VACATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF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

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

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



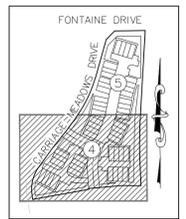
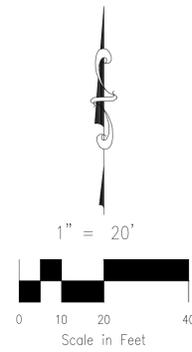
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# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

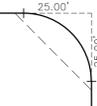
A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VACATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF 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
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- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



**SHEET INDEX**  
NOT TO SCALE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

**DETAIL (A)**  
NOT TO SCALE

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

LOT & TRACT CURVE TABLE			
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

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

L=288.07' R=2274.97' Δ=7°15'18" ChB=S00°42'37"W

L=92.97' R=1725.00' Δ=3°05'17"  
ChB=S02°22'12"E



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT  
LORSON RANCH FILING NO. 2  
JOB NO. 70-090  
DATE PREPARED: 04/06/2020  
DATE REVISED: 09/24/2020

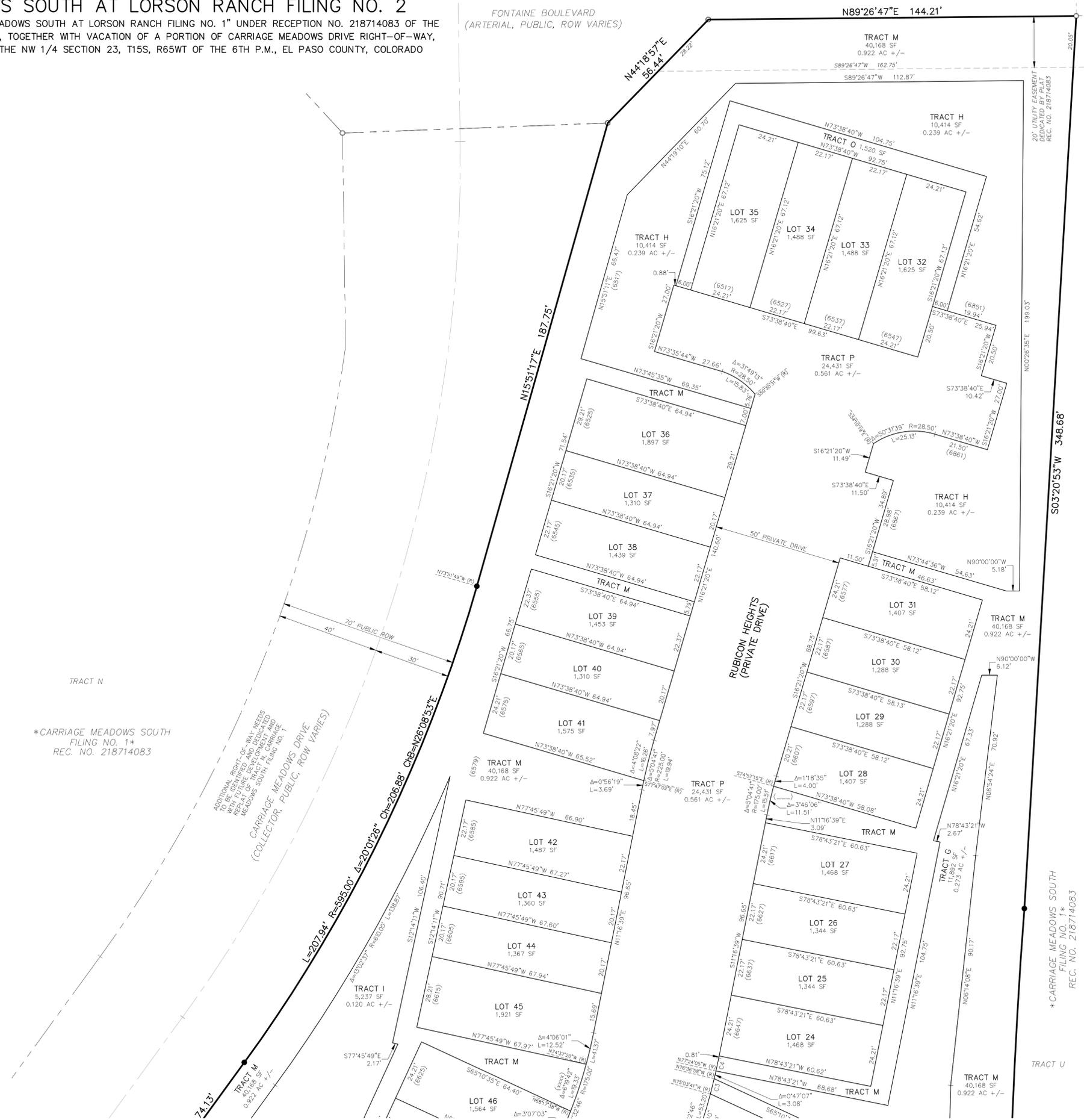


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# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

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 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

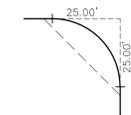
FONTAINE BOULEVARD  
(ARTERIAL, PUBLIC, ROW VARIES)



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

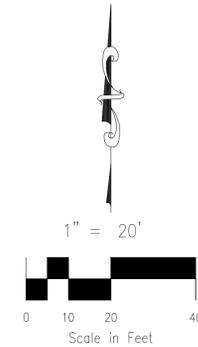
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19



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

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FINAL PLAT  
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2  
JOB NO. 70-090  
DATE PREPARED: 04/06/2020  
DATE REVISED: 09/24/2020



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

PCD FILE NUMBER SF-20-011

SHEET 5 OF 5

SEE SHEET 4 OF 5