

Steve Schleiker

El Paso County, CO

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Doc \$0.00 6

Rec \$63.00 Pages



223715152

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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6

Reception Fee	Number of Pages	File Number
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Ridge at Lovson Ranch Filing No 3

Name of Plat

Love In Action

Melody Homes Inc

AMH Development LLC

Owner's Name

Lovson LLC as Nominee for Lovson Conservation

Subdivision

Condominium

Investment 2 LLLP

THE RIDGE AT LORSON RANCH FILING NO. 3
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

15152

KNOW ALL MEN BY THESE PRESENTS:

THAT AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELODY HOMES, INC., A DELAWARE CORPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M. EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN LINE OF THE 100 FOOT WIDE TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT 'AS RECORDED IN BOOK 2865 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS AND THE NORTHERLY RIGHT OF WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE PLAT OF THE HILLS AT LORSON RANCH FILING NO. 1 'AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N89°22'41"E ALONG SAID EASTERN LINE, 1,168.91 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;

THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 13;

THENCE S00°13'35"E ALONG THE EASTERN LINE THEREOF A DISTANCE OF 900.29 FEET;

THENCE S89°48'13"W A DISTANCE OF 284.37 FEET;

THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;

THENCE S89°58'20"W A DISTANCE OF 290.80 FEET;

THENCE N01°01'40"W A DISTANCE OF 54.00 FEET;

THENCE N43°58'20"E A DISTANCE OF 43.84 FEET;

THENCE N01°01'40"W A DISTANCE OF 50.00 FEET;

THENCE S89°58'20"W A DISTANCE OF 290.68 FEET TO A POINT OF CURVE;

THENCE 108.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.80 FEET, A CENTRAL ANGLE OF 12.5104°, THE CHORD OF 141.01 FEET BEARS N88°02'51"W TO A POINT OF TANGENT;

THENCE N84°28'23"W A DISTANCE OF 56.25 FEET;

5) THENCE N27°31'01"W A DISTANCE OF 33.27 FEET;

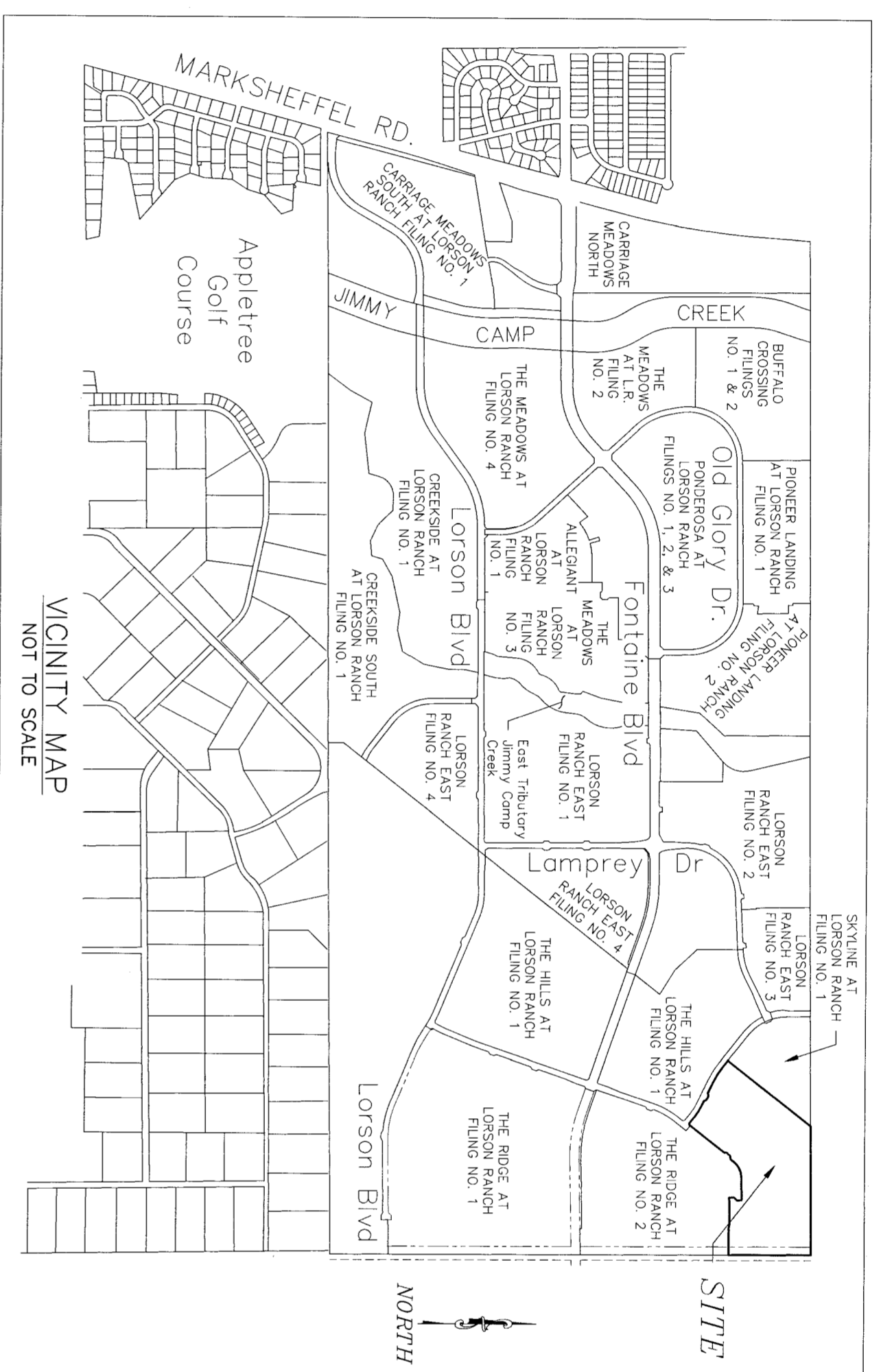
6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;

7) THENCE S78°24'21"W A DISTANCE OF 33.27 FEET;

8) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;

9) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 122°27'02", THE CHORD OF 210.37 FEET BEARS N68°14'52"W TO A POINT OF TANGENT;

10) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE POINT OF BEGINNING.



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 LIND OUT SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RIDGE AT LORSON RANCH FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND WARRANT TO MAINTAIN AND KEEP THE SAME IN GOOD ORDER AND REPAIR AND TO REPAIR AND REPLACE THE SAME AS NECESSARY TO KEEP THE SAME IN GOOD ORDER AND REPAIR AND TO PROVIDE AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE PUBLIC, ALL NECESSARY MAINTENANCE, REPAIRS AND REPLACEMENTS TO THE 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 PERFECT, RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP

OWNER ADDRESS:
212 N. WASHATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 535-8500

BY: JEFF MARK, AUTHORIZED SIGNING AGENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: *J. Mark*

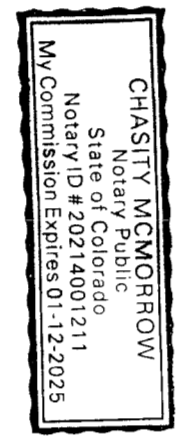
SECRETARY/TREASURER

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025
NOTARY PUBLIC: *Cheryl M. Murrell*



AMH DEVELOPMENT, LLC

OWNER ADDRESS:
AMH DEVELOPMENT, LLC
2879 PARK SORRENTO, SUITE 300
CALABAS, CA 91302
PHONE: (805) 413-5300

BY: BRENT JOHNSON, VICE PRESIDENT OF LAND ACQUISITION, FOR AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

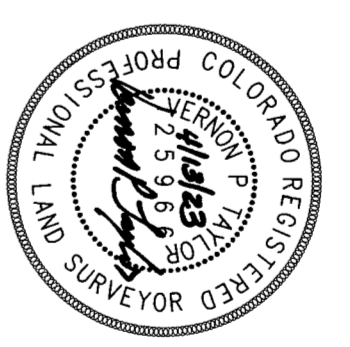
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 8-10-2024
NOTARY PUBLIC: *James Zundel*

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND THE INSTRUMENTS REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 23, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON THAT MATHEMATICAL CLOSED POLYLINE 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 15th DAY OF APRIL, 2023.



Vernon P. Taylor
VERNON P. TAYLOR, 26866 FORB AND ON BEHALF OF STS CONSULTANTS, INC.
212 N. WASHATCH AVE., STE. 305
COLORADO SPRINGS, CO. 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 THE RIDGE AT LORSON RANCH FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 23rd DAY OF April, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON, AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEPARTMENT HAS REVIEWED THE RECORD FOR STREETS AND EASEMENTS HAS ACCEPTED, BUT STAFF COMMENTS THEREIN WILL NOT BECOME MAIN TENANCE RESPONSIBILITY OF EL PASO COUNTY. THE RECORD 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

[Signature]

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:45 O'CLOCK P.M. THIS 24th DAY OF May, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER Z 3 3 15 15 2 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEMMER, RECORDER
DEPUTY

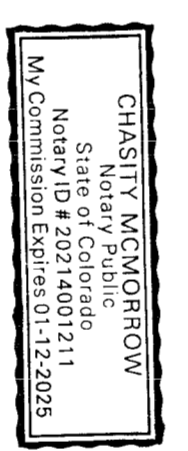
BY: *Maugh Davis* SURCHARGE: 3 **

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025
NOTARY PUBLIC: *Cheryl M. Murrell*



MELODY HOMES, INC.

OWNER ADDRESS:
MELODY HOMES, INC.
5655 S. ANGELO, COURT, SUITE 200
ENGLEWOOD, CO 80112
PHONE: (303) 488-0081

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

STATE OF COLORADO } ss
COUNTY OF Arapahoe }

WITNESS MY HAND AND OFFICIAL SEAL:

ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2023, A.D. BY BILL CARLISLE, VICE PRESIDENT FOR MELODY HOMES, INC., A DELAWARE CORPORATION

MY COMMISSION EXPIRES: 12/16/2025
NOTARY PUBLIC: *[Signature]*

TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	6.439	LCD/LRMD	DRAINAGE/RETENTION BOND/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/ELECTRIC LANDSCAPING/OPEN SPACE/ELECTRIC LANDSCAPING/OPEN SPACE
B	1.282	LRMD/LRMD	DRAINAGE/RETENTION BOND/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
C	1.610	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.198	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
E	0.077	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
F	1.140	UA/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/ EUTRICAL ESTABLISHMENT
G	0.516	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	1.861	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/ FUTURE RIGHT-OF-WAY
I	0.023	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	13.128		

UA = LOVE IN ACTION
LRMD = LORSON CONSERVATION INVESTMENT 2 LLLP
LRMD = LORSON RANCH METROPOLITAN DISTRICT

SUMMARY:

182 LOTS 20,582 ACRES 50.45%
9 TRACTS 13,126 ACRES 32.21%
RIGHTS-OF-WAY 7,087 ACRES 17.34%
TOTAL 40,755 ACRES 100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: 302,958.00

JIMMY CAMP CREEK BASIN BRIDGE FEE: 14,177.00

SCHOOL FEE: 37,674.00

REGIONAL PARK FEE: 83,220.00

URBAN PARK FEE: 52,780.00

CREDITS: 14,177.00

Unfiled Drafts 37,674.00

Raw land agreements. 52,780.00

