

# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF, 1,642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22174880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:

1. THENCE N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
2. THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S78°57'32"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 263.79 FEET;
4. THENCE S28°50'34"E A DISTANCE OF 32.01 FEET;
5. THENCE S67°31'03"E A DISTANCE OF 50.00 FEET;
6. THENCE N73°54'03"E A DISTANCE OF 32.07 FEET;
7. THENCE S67°31'03"E A DISTANCE OF 789.35 FEET TO A POINT OF CURVE;
8. THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
9. THENCE S56°58'07"E A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22174880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:

1. THENCE S58°24'55"E A DISTANCE OF 79.22 FEET;
2. THENCE 189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
4. THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS S76°23'33"E;
5. THENCE S58°30'10"E, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
6. THENCE S88°30'10"E A DISTANCE OF 44.27 FEET;
7. THENCE N61°29'50"E A DISTANCE OF 40.94 FEET;
8. THENCE N89°25'43"E A DISTANCE OF 787.32 FEET;
9. THENCE S60°34'17"E A DISTANCE OF 40.00 FEET;
10. THENCE N89°25'43"E A DISTANCE OF 46.97 FEET TO THE EASTERLY RIGHT-OF-WAY OF KINGSTON PEAK PLACE AS SHOWN ON AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1".

THENCE N00°34'17"W ALONG SAID LINE, 76.83 FEET;

THENCE N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE S00°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M.;

THENCE S89°25'52"W ALONG SAID NORTH LINE, 2,651.15 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°27'59"W A DISTANCE OF 852.91 FEET;
2. THENCE S89°28'11"W A DISTANCE OF 1,604.80 FEET;
3. THENCE S89°09'33"W A DISTANCE OF 178.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M.;

THENCE S89°52'02"W A DISTANCE OF 266.06 FEET;

THENCE S89°38'10"W A DISTANCE OF 87.85 FEET TO THE SOUTHEAST CORNER OF LOT 102, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22174746 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING TWO (2) COURSE:

1. THENCE N00°19'53"W A DISTANCE OF 168.15 FEET;
2. THENCE N38°22'41"E A DISTANCE OF 250.28 FEET TO THE POINT OF BEGINNING.

delete extra digit

SAID PARCEL CONTAINS AN AREA OF 5,589,948 S.F. (128.328 ACRES, MORE OR LESS).

**EASEMENTS:**

UNLESS OTHERWISE SHOWN: SIDE LOT LINES (LOTS 1 THROUGH 481) ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, SIDE LOT LINES (LOTS 482 THROUGH 489) ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.

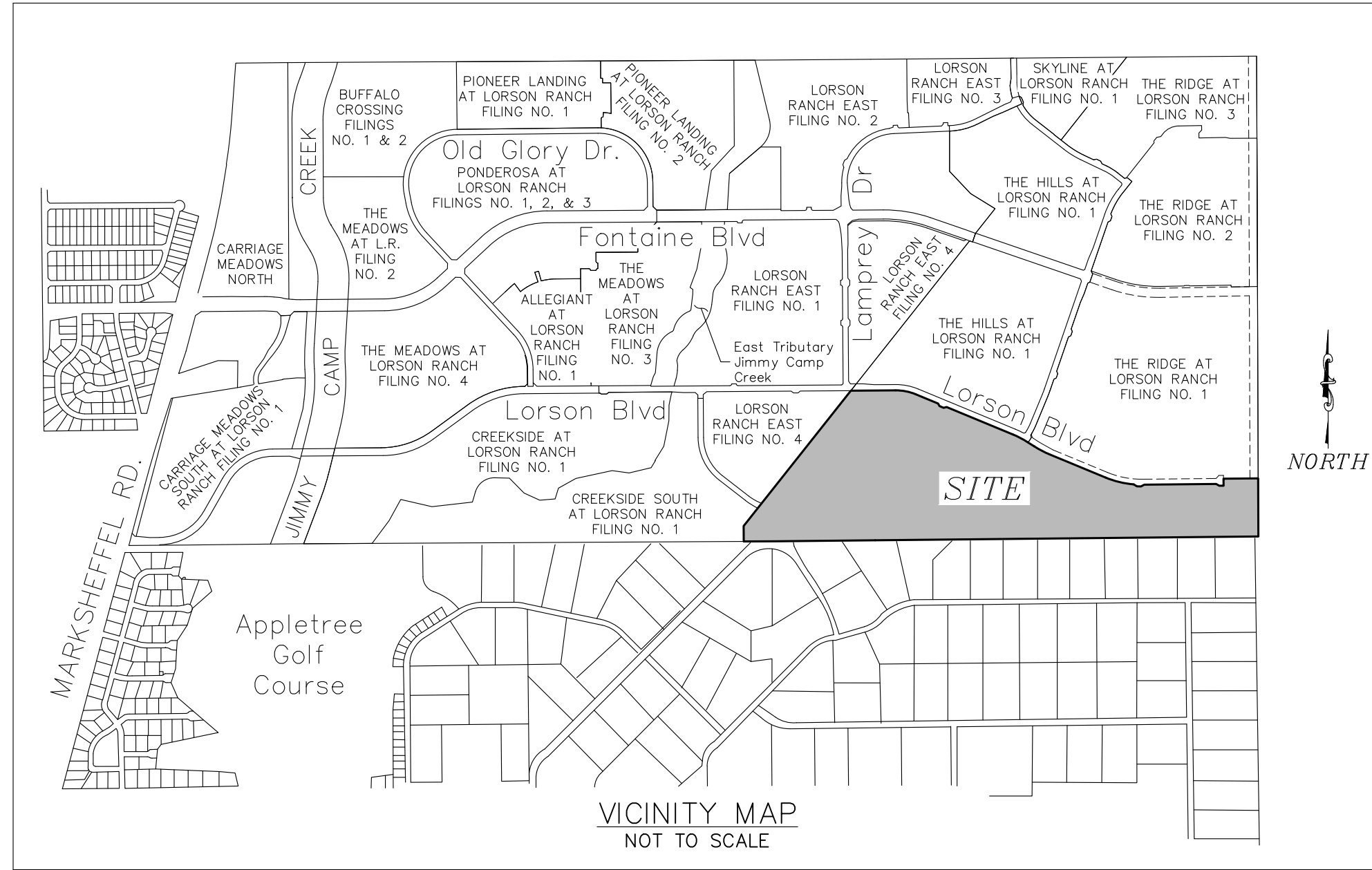
A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES, EXCEPT ALONG LORSON BOULEVARD RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

**NO BUILD AREAS:**

AN ADDITIONAL ONE HUNDRED FOOT (100') STRUCTURE SETBACK (NO BUILD AREA) IS REQUIRED FOR THE REAR (SOUTH) PROPERTY LINES OF LOTS 482, 483, 484, 485, 486, 487, 488, AND 489; THESE SETBACK EASEMENTS MAY NOT BE REDUCED.

A 2.5 ACRE MINIMUM LOT SIZE IS REQUIRED FOR LOTS 482, 483, 484, 485, 486, 487, 488, AND 489.

NO FURTHER SUBDIVISION IS PERMITTED FOR LOTS 482, 483, 484, 485, 486, 487, 488, AND 489.



**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 "HILLSIDE AT LORSON RANCH FILING NO. 1". 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 OWNERS 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.

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

**OWNER ADDRESS:**

212 N. WAHSATCH AVENUE  
SUITE 301  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 635-3200

LOVE IN ACTION

**OWNER ADDRESS:**

212 N. WAHSATCH AVENUE  
SUITE 301  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 635-3200

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

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:

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

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

TRALON HOMES, LLC

**OWNER ADDRESS:**

TRALON HOMES, LLC  
212 N. WAHSATCH AVENUE, SUITE 201  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 635-3201

BY: JEFF MARK, PRESIDENT, FOR:  
TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY JEFF MARK, PRESIDENT, FOR:

TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:  
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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: \_\_\_\_\_

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

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

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

THE DEDICATION OF TRACTS A AND B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP BY LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP. APPROVAL IS GRANTED FOR THIS PLAT OF "HILLSIDE AT LORSON RANCH FILING NO. 1".

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

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY JEFF MARK, AUTHORIZED SIGNER, FOR:

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

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 ON OCTOBER 15, 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 \_\_\_\_\_, 2022.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
102 E. PIKES PEAK AVE., 5TH FLOOR  
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 "HILLSIDE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. 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 \_\_\_\_\_

EL PASO COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

not needed if PPRBD stamps Mylar (this was a Covid work around)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: \_\_\_\_\_

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

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS C, D, E, F, G, H, I, J, K, L, M, N, AND O FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. THE DEDICATION OF TRACTS A AND B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "HILLSIDE AT LORSON RANCH FILING NO. 1".

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

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

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

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

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	11.952	LCI2/LRMD	DRAINAGE/DETENTION POND/DISC GOLF COURSE/LANDSCAPING/OPEN SPACE/PUBLIC TRAILS/PUBLIC UTILITIES/ELECTRIC TRANSMISSION LINE EASEMENTS
B	2.972	LCI2/LRMD	DRAINAGE/DETENTION POND/DISC GOLF COURSE/LANDSCAPING/OPEN SPACE/PUBLIC TRAILS/PUBLIC UTILITIES/ELECTRIC TRANSMISSION LINE EASEMENTS
C	0.394	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
D	0.393	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
E	3.656	LRMD/LRMD	DRAINAGE/DETENTION POND/DISC GOLF COURSE/LANDSCAPING/OPEN SPACE/PUBLIC TRAILS/PUBLIC UTILITIES
F	0.558	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
G	0.132	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
H	0.230	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
I	0.582	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
J	0.316	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK
K	1.495	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
L	0.185	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
M	2.035	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
N	1.683	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/FUTURE RIGHT-OF-WAY
O	0.165	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK
TOTAL	26.748		

LCI2 = LORSON CONSERVATION INVEST, 2 LLLP  
LRMD = LORSON RANCH METROPOLITAN DISTRICT

**SUMMARY:**

489 LOTS	79.051 ACRES	61.60%
15 TRACTS	26.748 ACRES	20.84%
RIGHTS-OF-WAY	22.529 ACRES	17.56%
TOTAL	128.328 ACRES	100.00%

**FEES:**

JIMMY CAMP CREEK BASIN DRAINAGE FEE:	\$ 617,727.00
JIMMY CAMP CREEK SURETY FEE:	\$ 212,933.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS \$ 28,907.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
REGIONAL PARK FEE:	\$ 93,400.00
URBAN PARK FEE:	CREDITS \$ 59,000.00

Revise per any drainage report revisions

please provide recorded Parkland Agreement

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SF-23-001  
PCD FILE NUMBER SF-22-xxx

# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

Replace with:  
No driveway shall be established unless an access permit has been granted by El Paso County.

Add:  
There shall be no direct lot access to Lorson Boulevard.

UPDATE GEO note to match PUDSP

Include benchmark

## GENERAL PLAT NOTES:

1. BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566". SAID LINE IS ASSUMED TO BEAR N38°22'41"E A DISTANCE OF 1,642.90 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C0977G AND 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, HAVE BEEN EXAMINED AS THEY RELATE TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE COMPANY, DBA UNIFIED TITLE, A DIVISION OF STEWART, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2022 AT 8:00AM, COMMITMENT NO. 1878310, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- (TC#9) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED AUGUST 19, 1964 IN BOOK 2030 AT PAGE 238 AS RECEPTION NO. 363157.
- (TC#10) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED APRIL 1, 1974 IN BOOK 2665 AT PAGE 715 AS RECEPTION NO. 62080.
- (TC#11) THE PROPERTY MAY BE SUBJECT TO ASSIGNMENT OF EASEMENT TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719 AS RECEPTION NO. 249731.
- (TC#12) THE PROPERTY MAY BE SUBJECT TO RESOLUTION REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 6, 2004 AS RECEPTION NO. 204055084.
- (TC#13) THE PROPERTY MAY BE SUBJECT TO RESOLUTION REGARDING THE LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 3, 2004 AS RECEPTION NO. 204150548.
- (TC#14) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197511.
- (TC#15) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197512.
- (TC#16) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197514.
- (TC#17) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197516.
- (TC#18) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197518.
- (TC#19) THE PROPERTY MAY BE SUBJECT TO (TC#14) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197521.
- (TC#20) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197523.
- (TC#21) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204209873.
- (TC#22) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204209875.
- (TC#23) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204209877.
- (TC#24) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053568.
- (TC#25) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053569.
- (TC#26) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053571.
- (TC#27) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053573.
- (TC#28) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056115.
- (TC#29) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056117.
- (TC#30) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056119.
- (TC#31) THE PROPERTY MAY BE SUBJECT TO INCLUSION & SERVICE AGREEMENT RECORDED MAY 31, 2005 AS RECEPTION NO. 205078708.
- (TC#32) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AS RECEPTION NO. 205128925.

## GENERAL PLAT NOTES: (CONT.)

- (TC#33) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT WITHIN AND ADJACENT TO LORSON RANCH RECORDED AUGUST 24, 2005 AS RECEPTION NO. 205131973.
- (TC#34) THE PROPERTY MAY BE SUBJECT TO CORRECTED RESOLUTION RECORDED AUGUST 25, 2005 AS RECEPTION NO. 205132869.
- (TC#35) THE PROPERTY MAY BE SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 9, 2006 AS RECEPTION NO. 206035127.
- (TC#36) THE PROPERTY MAY BE SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED DECEMBER 28, 2006 AS RECEPTION NO. 206187069.
- (TC#37) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE REZONE FROM OVERALL PUD DISTRICT RECORDED MARCH 1, 2007 AS RECEPTION NO. 207028942.
- (TC#38) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN RECORDED JULY 17, 2007 AS RECEPTION NO. 207095523.
- (TC#39) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE REZONE FROM RR-3 ZONE DISTRICT TO PUD DISTRICT RECORDED NOVEMBER 5, 2008 AS RECEPTION NO. 208120452.
- (TC#40) THE PROPERTY MAY BE SUBJECT TO WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2009 AS RECEPTION NO. 209141177.
- (TC#41) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AS RECEPTION NO. 210025931.
- (TC#42) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED APRIL 20, 2010 AS RECEPTION NO. 210036301.
- (TC#43) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE A FOURTH AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 6, 2012 AS RECEPTION NO. 212090407. AMENDMENT RECORDED JANUARY 29, 2014 AS RECEPTION NO. 214007624.
- (TC#44) THE PROPERTY MAY BE SUBJECT TO FOURTH AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 6, 2012 AS RECEPTION NO. 212090408.
- (TC#45) THE PROPERTY MAY BE SUBJECT TO RESOLUTION ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AS RECEPTION NO. 212136575.
- (TC#46) THE PROPERTY MAY BE SUBJECT TO MINERAL QUIT CLAIM DEED FROM LORSON LLC TO BRADLEY MARKSHEFFEL, LLC RECORDED NOVEMBER 16, 2012 AS RECEPTION NO. 212137051.
- (TC#47) THE PROPERTY MAY BE SUBJECT TO ORDER FOR INCLUSION OF REAL PROPERTY RECORDED JULY 31, 2013 AS RECEPTION NO. 213098578.
- (TC#48) THE PROPERTY MAY BE SUBJECT TO ORDER FOR THE INCLUSION OF LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED NOVEMBER 20, 2013 AS RECEPTION NO. 213140853.
- (TC#49) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE THE SIXTH AMENDED DEVELOPMENT AGREEMENT FOR LORSON RANCH RECORDED MARCH 4, 2015 AS RECEPTION NO. 215020531.
- (TC#50) THE PROPERTY MAY BE SUBJECT TO AMENDED RULE AND ORDER RECORDED MAY 23, 2016 AS RECEPTION NO. 216055186.
- (TC#51) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE AN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT FOR LORSON RANCH RECORDED SEPTEMBER 30, 2016 AS RECEPTION NO. 216113012.
- (TC#52) THE PROPERTY MAY BE SUBJECT TO AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AS RECEPTION NO. 216113013.
- (TC#53) THE PROPERTY MAY BE SUBJECT TO GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED JULY 11, 2017 AS RECEPTION NO. 217080960.
- (TC#54) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY FROM LORSON LLC TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED JUNE 25, 2019 AS RECEPTION NO. 219070478.
- (TC#55) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK BASIN RECORDED JANUARY 14, 2020 AS RECEPTION NO. 220006094.
- (TC#56) THE PROPERTY MAY BE SUBJECT TO PROPOSED ORDER GRANTING INCLUSION OF PROPERTY INTO DISTRICT NO. 6 RECORDED JANUARY 26, 2022 AS RECEPTION NO. 222012787.
- (TC#57) THE PROPERTY MAY BE SUBJECT TO RELINQUISHMENT AND WATER OF SURFACE RIGHTS RECORDED JANUARY 27, 2022 AS RECEPTION NO. 222013184.
- (TC#58) THE PROPERTY MAY BE SUBJECT TO PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED NOVEMBER 10, 2022 AS RECEPTION NO. 222140277.
- (TC#59) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197519.
- (TC#60) THE PROPERTY MAY BE SUBJECT TO RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS RECORDED OCTOBER 12, 2010 AS RECEPTION NO. 210101176.
- (TC#61) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON, LLC TO BRADLEY MARKSHEFFEL LLC RECORDED NOVEMBER 16, 2012 AS RECEPTION NO. 212137058.

## GENERAL PLAT NOTES: (CONT.)

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-\_\_\_\_\_, 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 "HILLSIDE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE HILLSIDE 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 LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATIONS. 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. LOTS 482, 483, 484, 485, 486, 487, 488, AND 489 MUST REMAIN AS PLATTED HEREIN; NO FURTHER SUBDIVISION OF THESE LOTS IS ALLOWED.
15. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "HILLSIDE AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
16. 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. \_\_\_\_\_.
17. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. \_\_\_\_\_.
18. 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.

## GENERAL PLAT NOTES: (CONT.)

19. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
20. 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
21. PURSUANT TO RESOLUTION NO. \_\_\_\_\_, 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 \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "HILLSIDE AT LORSON RANCH FILING NO. 1" 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.
22. A "GEOLOGY AND SOILS STUDY, HILLSIDE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP ON \_\_\_\_\_) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP-\_\_\_\_\_) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: **EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS, FAULTS, SEISMICITY, RADON, EROSION, STEEP SLOPES, AND FILL SOILS.** THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
23. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. \_\_\_\_\_.
24. ALL TRACTS ADJACENT TO LORSON BOULEVARD (TRACTS G, I, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN HILLSIDE AT LORSON RANCH FILING NO. 1.
25. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
26. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
27. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
28. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.
29. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. \_\_\_\_\_.

**GEOLOGY & SOILS:**  
A "SOILS AND GEOLOGY STUDY" HILLSIDE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP ON \_\_\_\_\_) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 78 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS AS DESCRIBED IN SECTION 8.0 OF THE REPORT WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, FAULTS AND SEISMICITY AND RADON. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. EXTERIOR PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER WHEN LOCATED BETWEEN THE HOUSE AND THE STREET. THE LORSON RANCH METROPOLITAN DISTRICT SHALL MAINTAIN ANY FOUNDATION DRAIN AND/OR CONNECTIONS WITHIN THE R.O.W. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL. PRIOR TO RESIDENTIAL CONSTRUCTION, LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS ARE REQUIRED FOR SITE-SPECIFIC FOUNDATION DESIGN AND OTHER ENGINEERING ASPECTS RELATED TO DEVELOPMENT.

**ARCHITECTURAL CONTROL COMMITTEE REVIEW:**  
1. INDIVIDUAL UNIT BUILD OUT DESIGN AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE LORSON RANCH METRO DISTRICT COR'S AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

and amended as recorded at reception no. 216113013

complete this note; the consultants job number is not necessary

reception number of Risk Agreement needs to be added

repeat not from page 1 - not needed if PPRBD stamps mylar

**HILLSIDE AT LORSON RANCH**  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN  
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

Drawn: [ ]  
11/20/2022 10:33 AM  
Job No: [ ]  
File No: [ ]  
Date: 11/20/2022

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

**CIVIL CONSULTANTS, INC.**

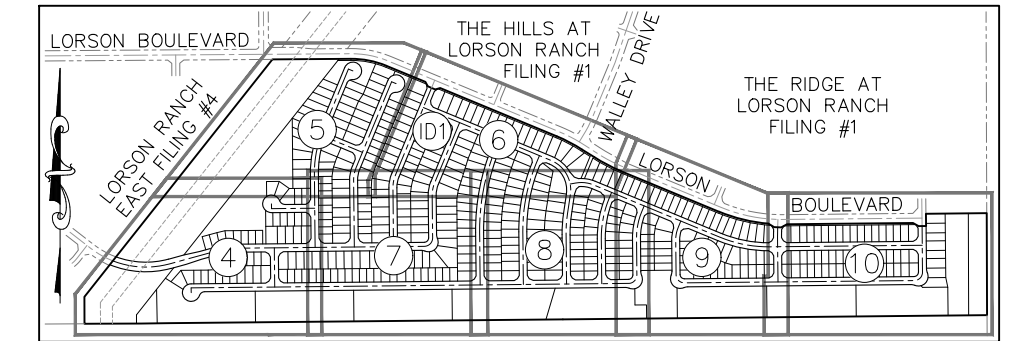
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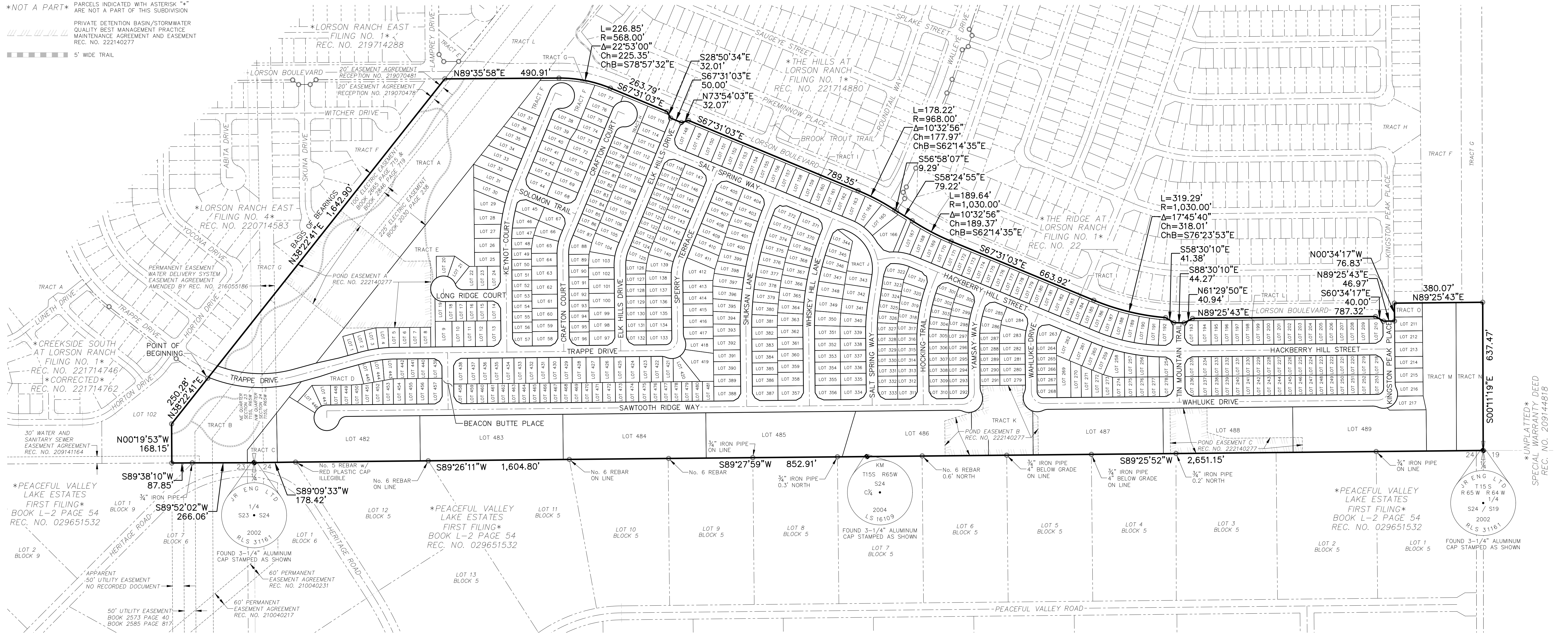
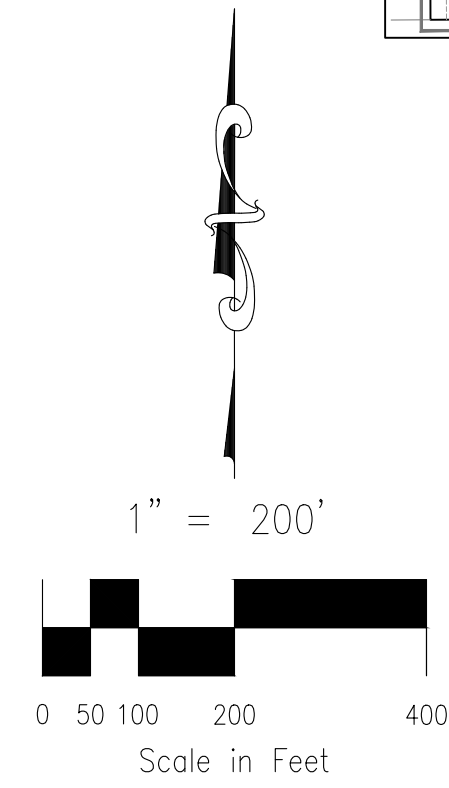
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- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
- ▨ PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
- ▬ 5' WIDE TRAIL

**HILLSIDE AT LORSON RANCH FILING NO. 1**  
 A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

HILLSIDE AT  
 LORSON RANCH FILING NO. 1  
 TOTAL AREA = 5,589,948 S.F.  
 128.328 AC +/-



**SHEET INDEX**  
NOT TO SCALE



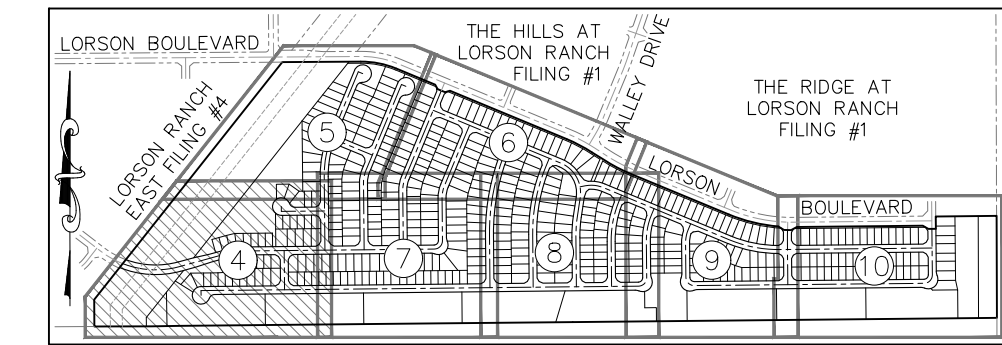
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FINAL PLAT  
 HILLSIDE AT LORSON RANCH  
 FILING NO. 1  
 JOB NO. 43-141  
 DATE PREPARED: 09/20/2022  
 DATE REVISED: 12/20/2022

212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER  
(NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



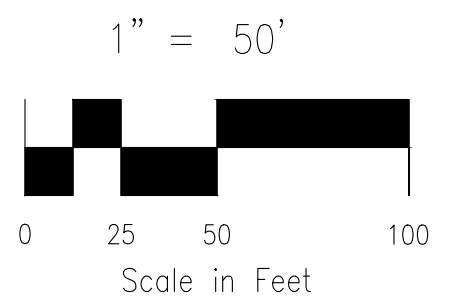
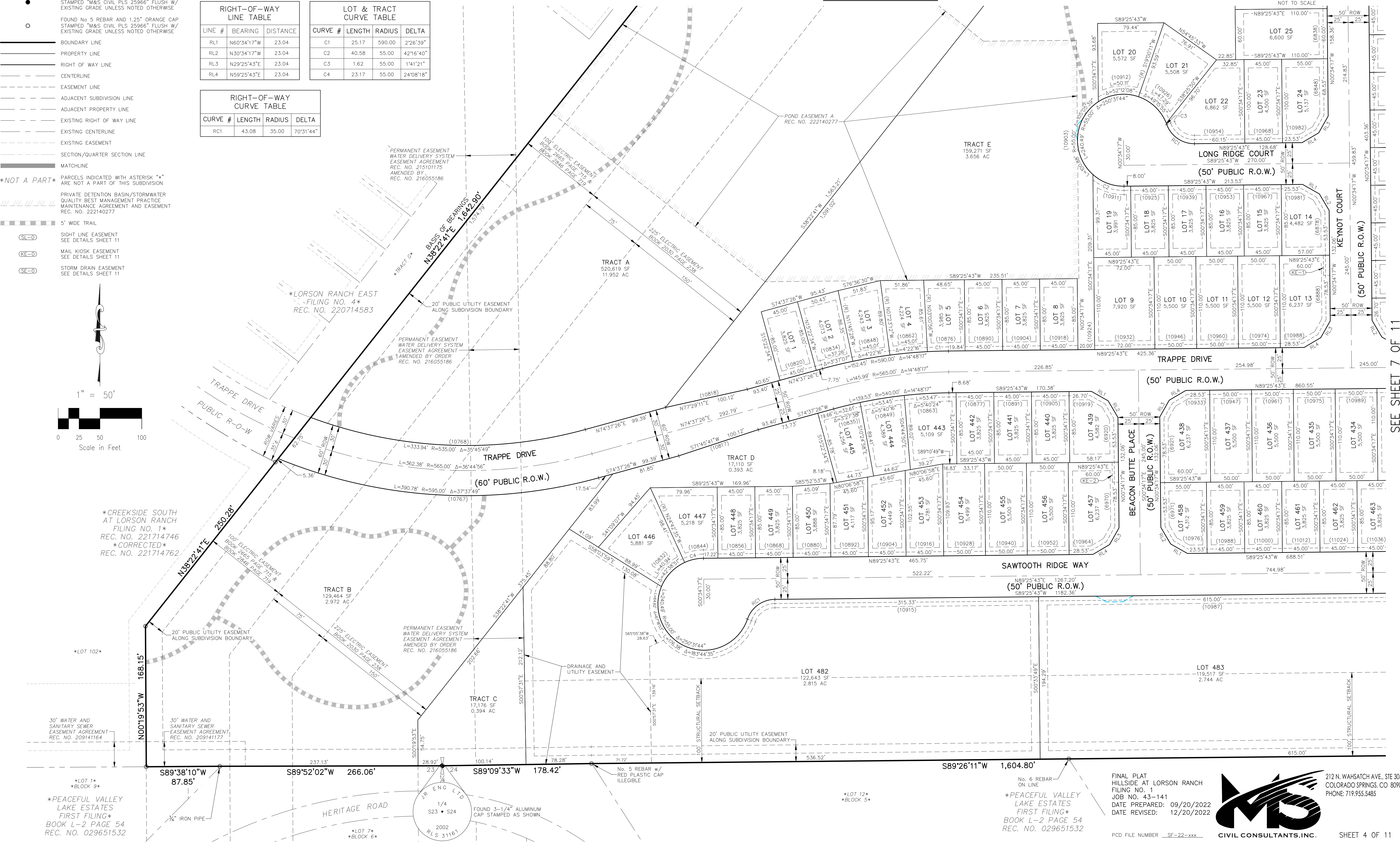
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  - 5' WIDE TRAIL
  - SIGHT LINE EASEMENT SEE DETAILS SHEET 11
  - MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
  - STORM DRAIN EASEMENT SEE DETAILS SHEET 11

RIGHT-OF-WAY LINE TABLE			LOT & TRACT CURVE TABLE			
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA
RL1	N60°34'17"W	23.04	C1	25.17	590.00	2°26'39"
RL2	N30°34'17"W	23.04	C2	40.58	55.00	42°16'40"
RL3	N29°25'43"E	23.04	C3	1.62	55.00	1°41'21"
RL4	N59°25'43"E	23.04	C4	23.17	55.00	24°08'18"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	43.08	35.00	70°31'44"

SEE SHEET 5 OF 11

SHEET INDEX  
NOT TO SCALE



SEE SHEET 7 OF 11

File: G:\3111A Hillside @ LRS\SUBDIVISION AND STAKING\LANDMANS\SURVEY\Draw\43-141 Hillside @ LRS FP.dwg Plotdate: 12/20/2022 12:43 PM

\*PEACEFUL VALLEY LAKE ESTATES FIRST FILING\*  
BOOK L-2 PAGE 54  
REC. NO. 029651532

\*PEACEFUL VALLEY LAKE ESTATES FIRST FILING\*  
BOOK L-2 PAGE 54  
REC. NO. 029651532

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022



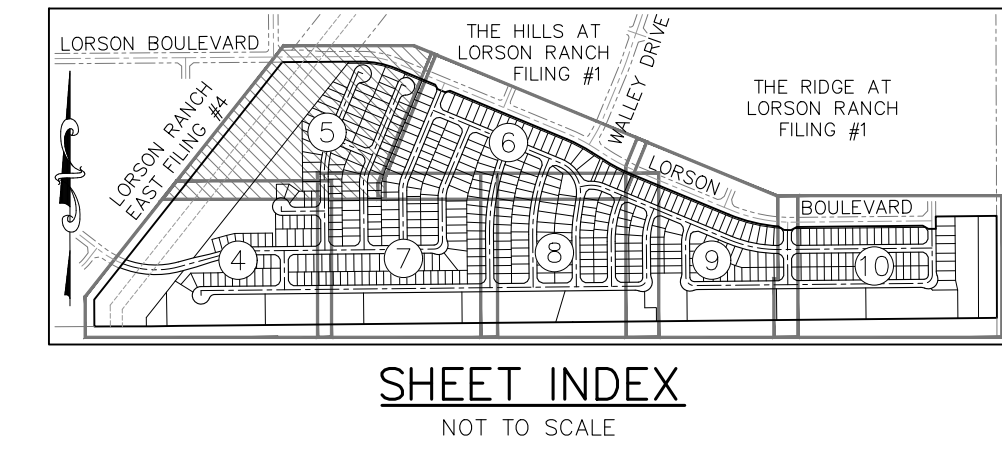
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

PCD FILE NUMBER SF-22-xxx

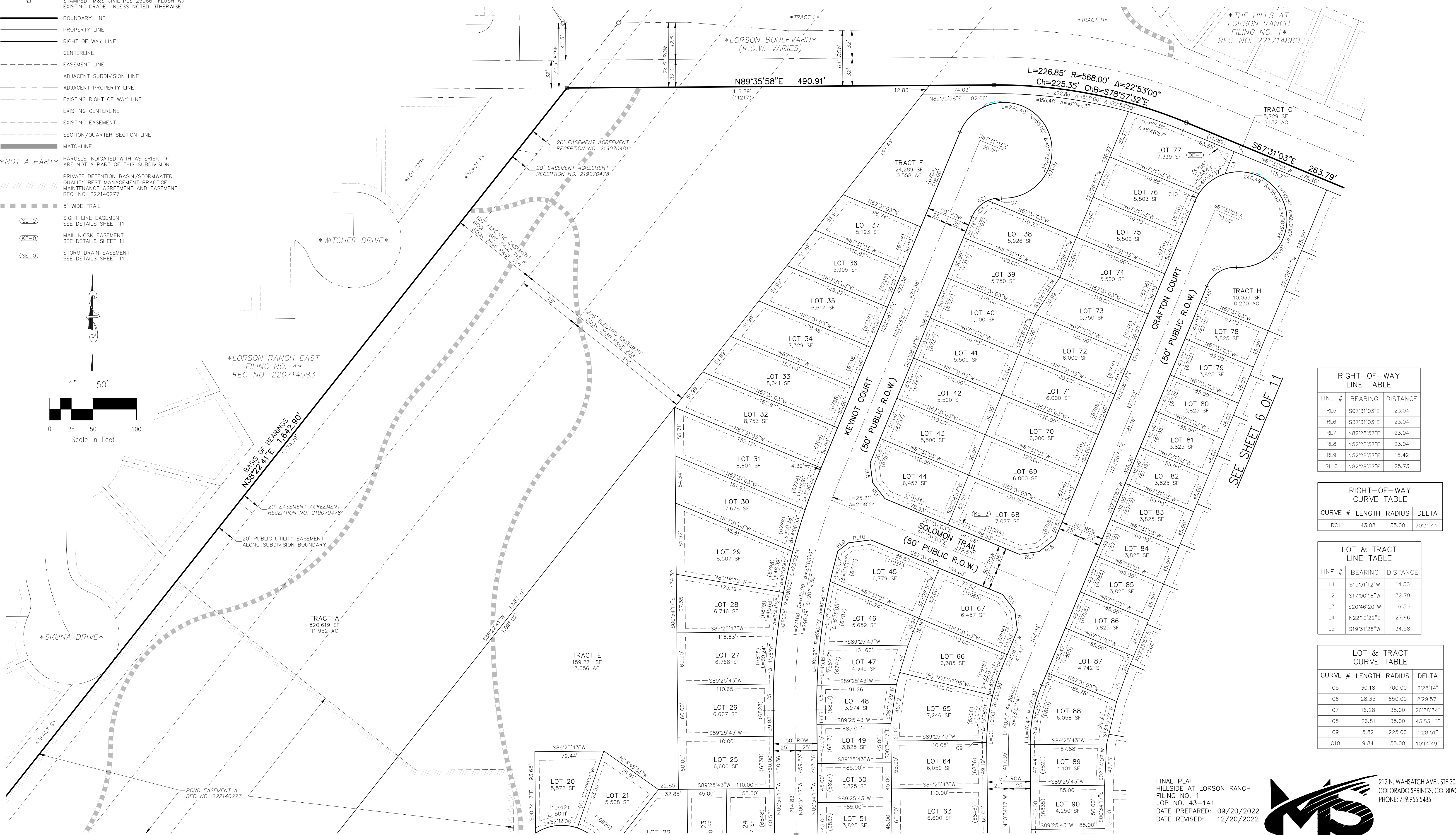
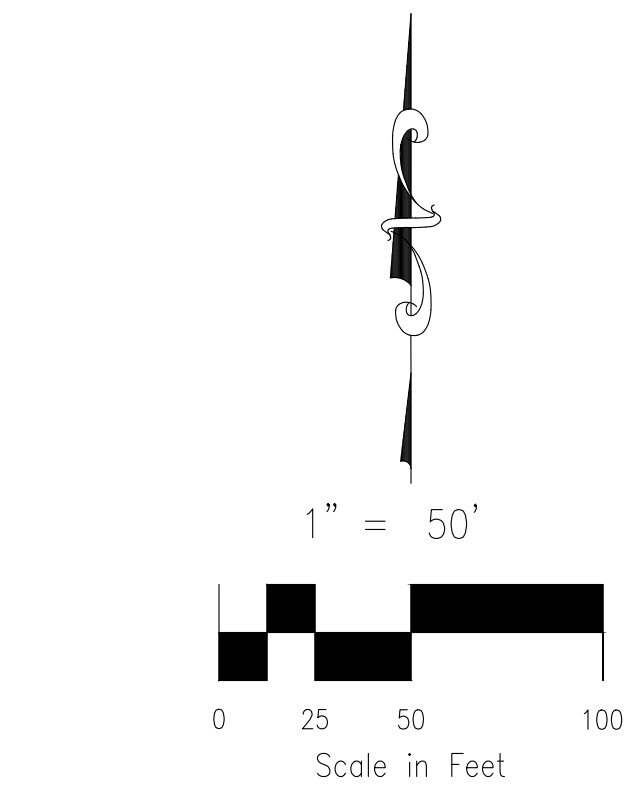
SHEET 4 OF 11

# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (0000) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - ADJACENT SUBDIVISION LINE
  - ADJACENT PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT
  - SECTION/QUARTER SECTION LINE
  - MATCHLINE
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
  - ▨ PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
  - ▨ 5' WIDE TRAIL
  - SIGHT LINE EASEMENT SEE DETAILS SHEET 11
  - MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
  - STORM DRAIN EASEMENT SEE DETAILS SHEET 11



**RIGHT-OF-WAY LINE TABLE**

LINE #	BEARING	DISTANCE
RL5	S07°31'03"E	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL8	N52°28'57"E	23.04
RL9	N52°28'57"E	15.42
RL10	N82°28'57"E	25.73

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
RC1	43.08	35.00	70°31'44"

**LOT & TRACT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S15°31'12"W	14.30
L2	S17°00'16"W	32.79
L3	S20°46'20"W	16.50
L4	N22°12'22"E	27.66
L5	S19°31'28"W	34.58

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C5	30.18	700.00	2°28'14"
C6	28.35	650.00	2°29'57"
C7	16.28	35.00	26°38'34"
C8	26.81	35.00	43°53'10"
C9	5.82	225.00	1°28'51"
C10	9.84	55.00	10°14'49"

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022



File: 0:\3101A Hillside @ Lorson Ranch\Drawings\PLAT\43-141 Hillside @ Lorson Ranch.dwg Plot Date: 12/20/2022 12:44 PM

SEE SHEET 4 OF 11

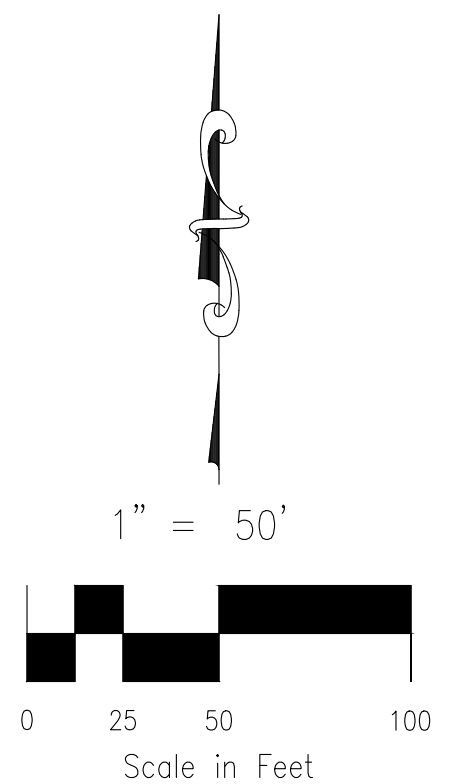
SEE SHEET 7 OF 11

PCD FILE NUMBER SF-22-xxx

CIVIL CONSULTANTS, INC. SHEET 5 OF 11

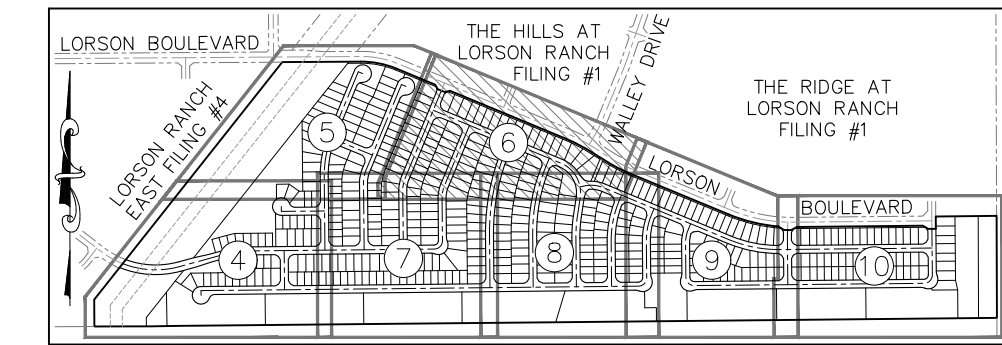
**LEGEND:**

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- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
- 5' WIDE TRAIL
- SIGHT LINE EASEMENT SEE DETAILS SHEET 11
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
- STORM DRAIN EASEMENT SEE DETAILS SHEET 11
- INTERSECTION/RIGHT-OF-WAY DETAIL SEE DETAILS SHEET 11



# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

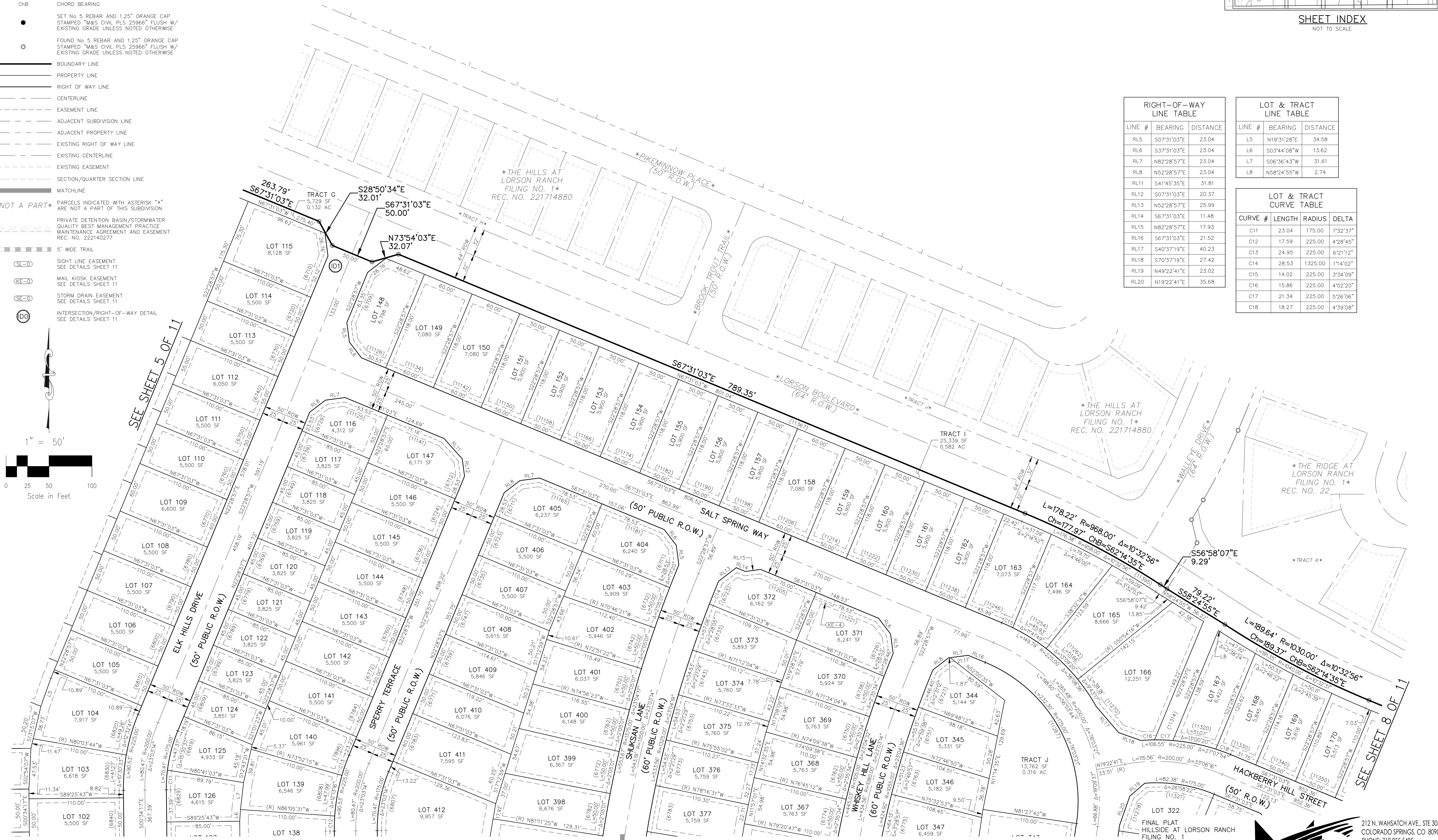


**SHEET INDEX**  
NOT TO SCALE

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL5	S07°31'03"E	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL8	N52°28'57"E	23.04
RL11	S41°45'35"E	31.81
RL12	S07°31'03"E	20.37
RL13	N52°28'57"E	25.99
RL14	S67°31'03"E	11.48
RL15	N82°28'57"E	17.93
RL16	S67°31'03"E	21.52
RL17	S40°37'19"E	40.23
RL18	S70°37'19"E	27.42
RL19	N49°22'41"E	23.02
RL20	N19°22'41"E	35.68

LOT & TRACT LINE TABLE			
LINE #	BEARING	DISTANCE	
L5	N19°31'28"E	34.58	
L6	S03°44'08"W	13.62	
L7	S06°36'43"W	31.61	
L8	N58°24'55"W	2.74	

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	23.04	175.00	7°32'37"
C12	17.59	225.00	4°28'45"
C13	24.95	225.00	6°21'12"
C14	28.53	1325.00	1°14'02"
C15	14.02	225.00	3°34'09"
C16	15.86	225.00	4°02'20"
C17	21.34	225.00	5°26'06"
C18	18.27	225.00	4°39'08"



SEE SHEET 7 OF 11

SEE SHEET 8 OF 11

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022

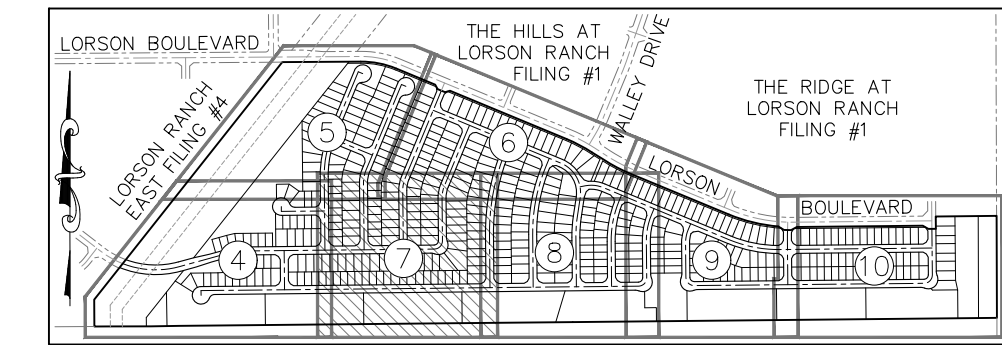


212 N. WAHSATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

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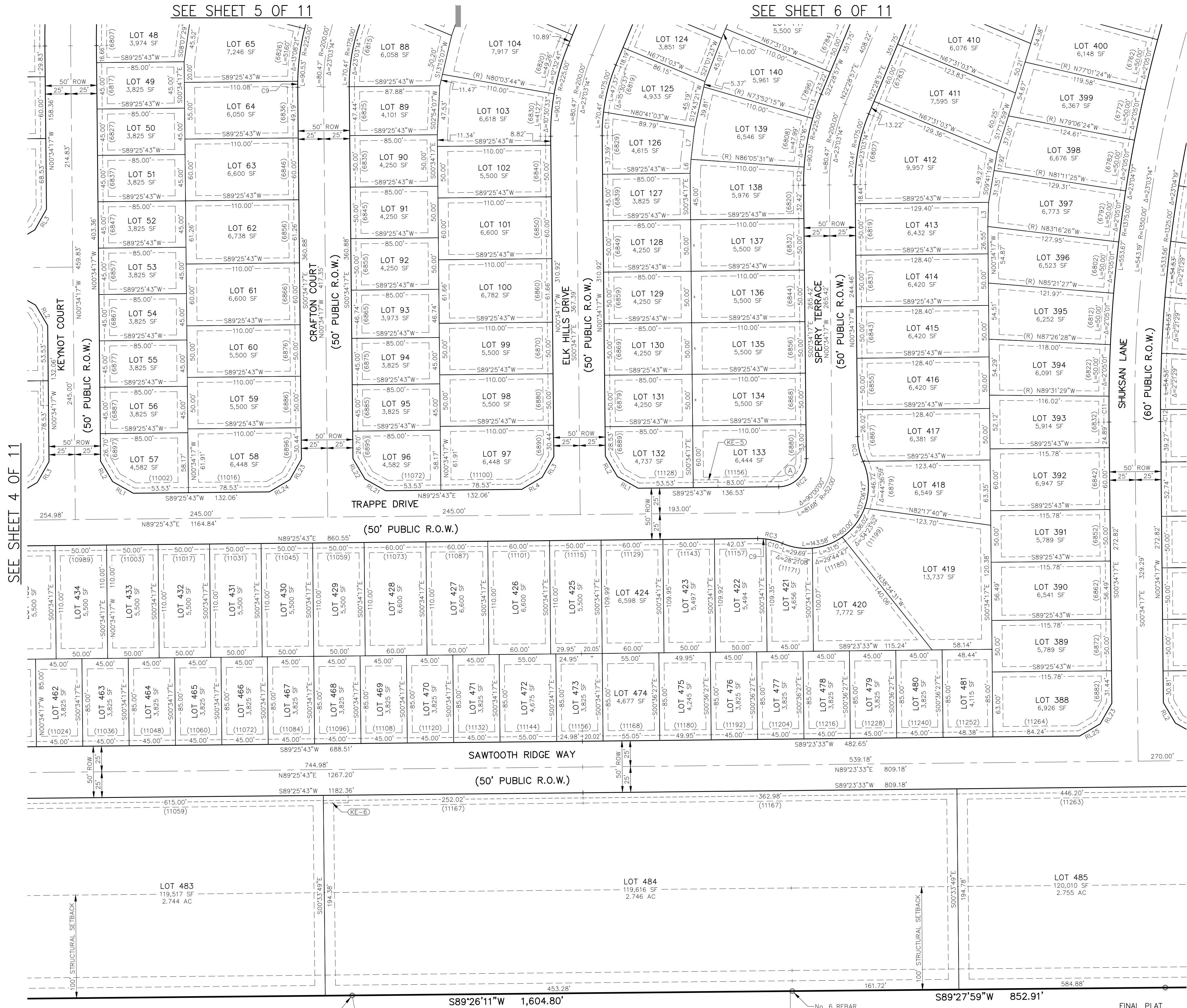
# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



**SHEET INDEX**  
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
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  - 5' WIDE TRAIL
  - SIGHT LINE EASEMENT SEE DETAILS SHEET 11
  - MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
  - STORM DRAIN EASEMENT SEE DETAILS SHEET 11



**RIGHT-OF-WAY LINE TABLE**

LINE #	BEARING	DISTANCE
RL1	N60°34'17"W	23.04
RL2	N30°34'17"W	23.04
RL3	N29°25'43"E	23.04
RL4	N59°25'43"E	23.04
RL21	S60°34'17"E	23.04
RL22	S30°34'17"E	23.04
RL23	S29°25'43"W	23.04
RL24	S59°25'43"W	23.04
RL25	S59°25'43"W	23.11
RL26	N60°34'17"W	22.97

**RIGHT-OF-WAY CURVE TABLE**

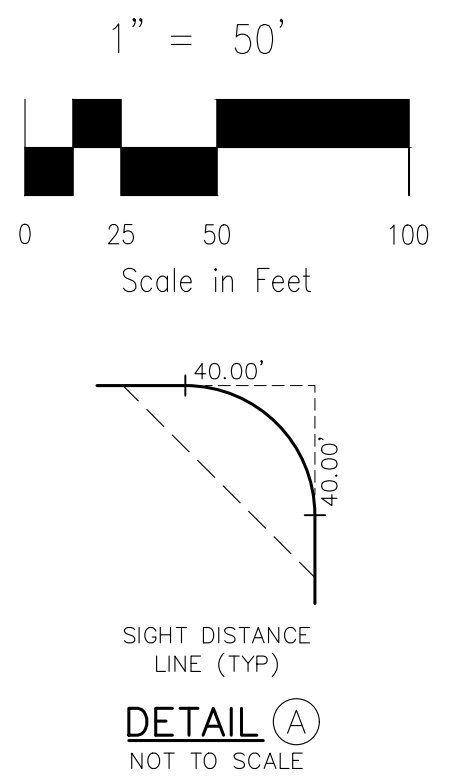
CURVE #	LENGTH	RADIUS	DELTA
RC2	42.41	27.00	90°00'00"
RC3	24.67	60.00	23°33'23"

**LOT & TRACT LINE TABLE**

LINE #	BEARING	DISTANCE
L3	S01°52'50"W	23.47
L6	S03°44'08"W	13.62
L7	S06°36'43"W	31.61

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C9	8.00	60.00	7°38'16"
C9	5.82	225.00	1°28'51"
C10	16.67	60.00	15°55'07"
C11	25.11	1375.00	1°02'47"
C12	23.04	175.00	7°32'37"
C12	11.70	1325.00	0°30'22"
C12	17.59	225.00	4°28'45"
C13	24.95	225.00	6°21'12"



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FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022



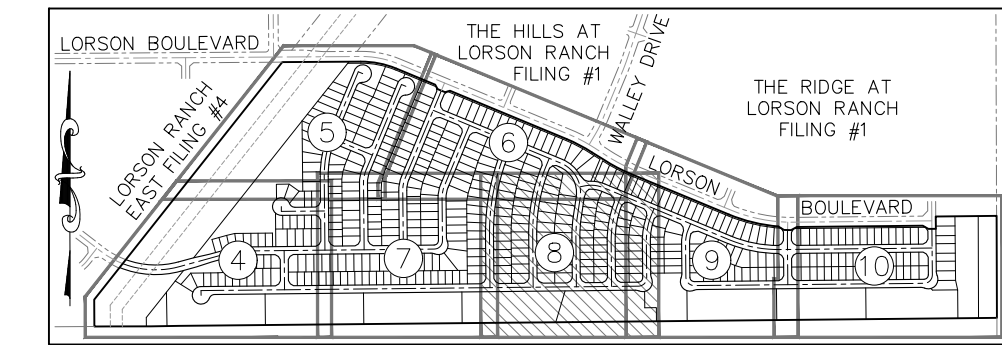
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

PCD FILE NUMBER SF-22-xxx

# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 6 OF 11



SHEET INDEX  
NOT TO SCALE

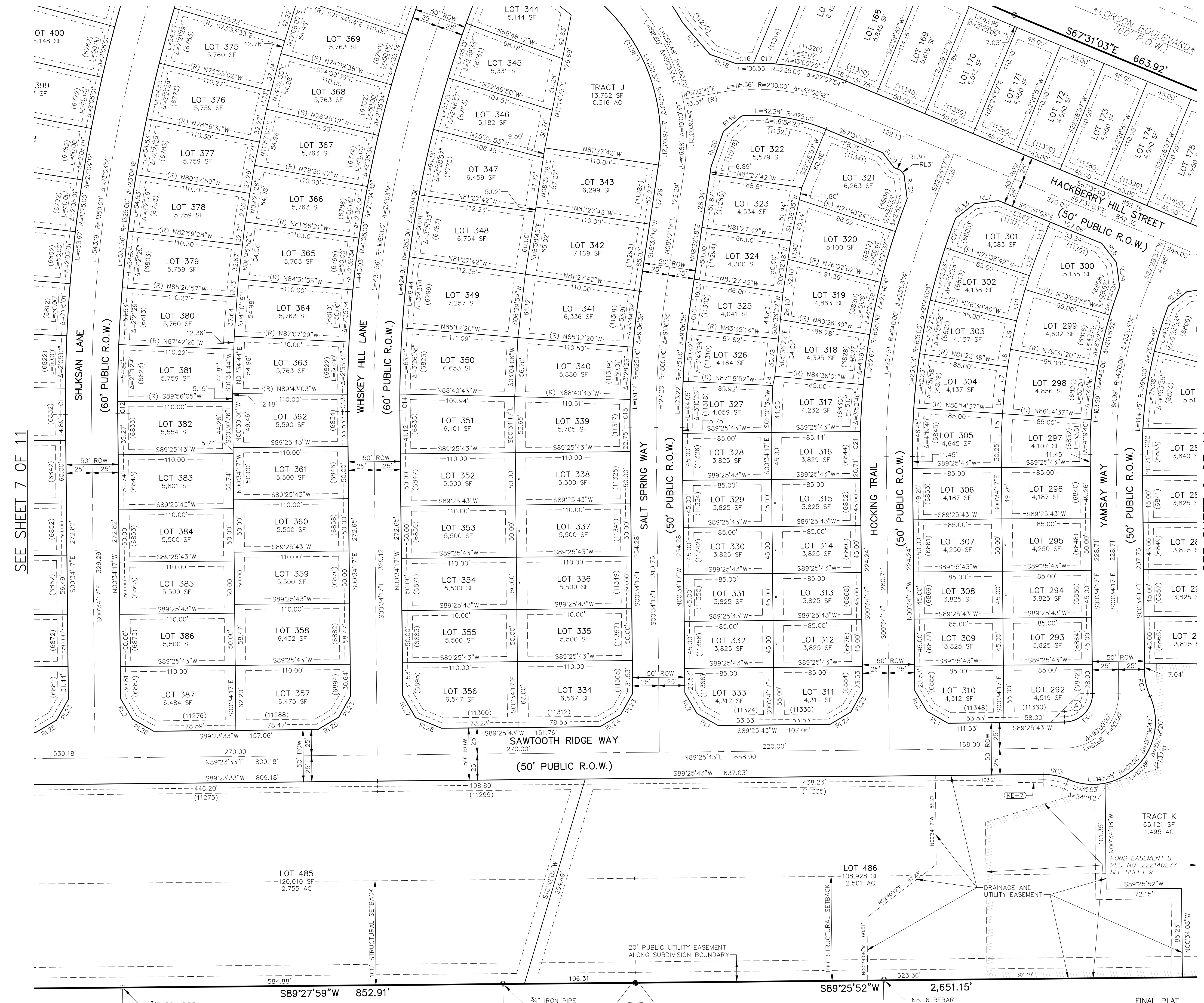
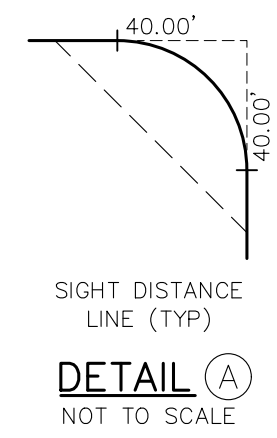
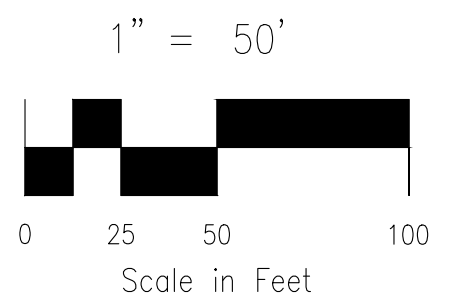
- LEGEND:**
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\*NOT A PART\*

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- STORM DRAIN EASEMENT SEE DETAILS SHEET 11



**RIGHT-OF-WAY LINE TABLE**

LINE #	BEARING	DISTANCE
RL1	N60°34'17"W	23.04
RL2	N30°34'17"W	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL17	S40°37'19"E	40.23
RL18	S70°37'19"E	27.42
RL19	N49°22'41"E	23.02
RL20	N19°22'41"E	35.68
RL23	S29°25'43"W	23.04
RL24	S59°25'43"W	23.04
RL25	S59°25'43"W	23.11
RL26	N60°34'17"W	22.97
RL27	N30°34'17"W	24.31
RL28	N67°38'04"W	26.73
RL29	S37°31'03"E	17.93
RL30	S67°31'03"E	6.92
RL31	S37°31'03"E	5.11
RL32	S07°31'03"E	23.37
RL33	N52°28'57"E	22.70
RL34	S07°31'03"E	23.55
RL35	S52°28'57"W	22.53
RL36	S82°28'57"W	23.04

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
RC2	42.41	27.00	90°00'00"
RC3	24.67	60.00	23°33'23"

**LOT & TRACT LINE TABLE**

LINE #	BEARING	DISTANCE
L4	S12°23'19"W	9.06
L5	S30°30'28"W	21.24
L6	S04°57'08"W	22.12
L7	S07°23'08"W	22.89
L8	S09°33'01"W	17.16
L9	S11°59'00"W	27.85
L10	S15°10'13"W	31.10
L11	S17°36'12"W	13.91
L12	S19°45'05"W	25.83
L13	S22°28'57"W	29.20

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C11	25.11	1375.00	1°02'47"
C12	11.70	1325.00	0°30'22"
C13	16.47	1105.00	0°51'14"
C14	16.16	1055.00	0°52'39"
C15	27.25	825.00	1°53'34"
C16	28.75	775.00	2°07'32"
C17	15.86	225.00	4°02'20"
C18	21.34	225.00	5°26'06"
C19	18.27	225.00	4°39'08"
C20	29.97	615.00	2°47'33"
C21	24.29	665.00	2°05'35"
C22	24.30	395.00	3°31'31"

\*PEACEFUL VALLEY LAKE ESTATES FIRST FILING\*  
BOOK L-2 PAGE 54  
REC. NO. 029651532

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
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DATE REVISION: 12/20/2022

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

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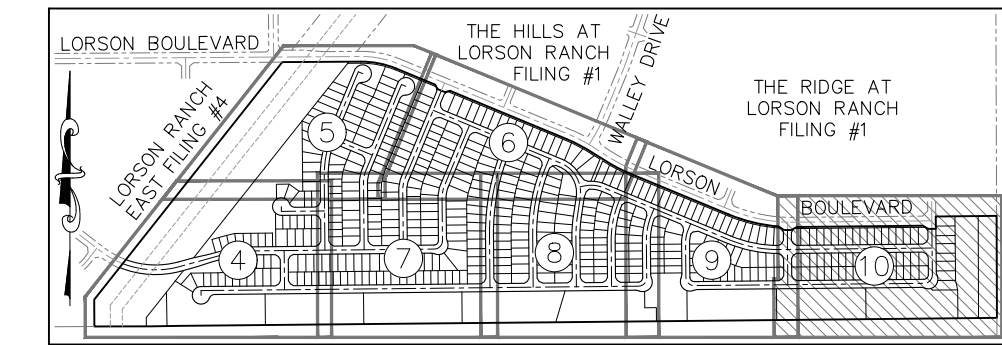




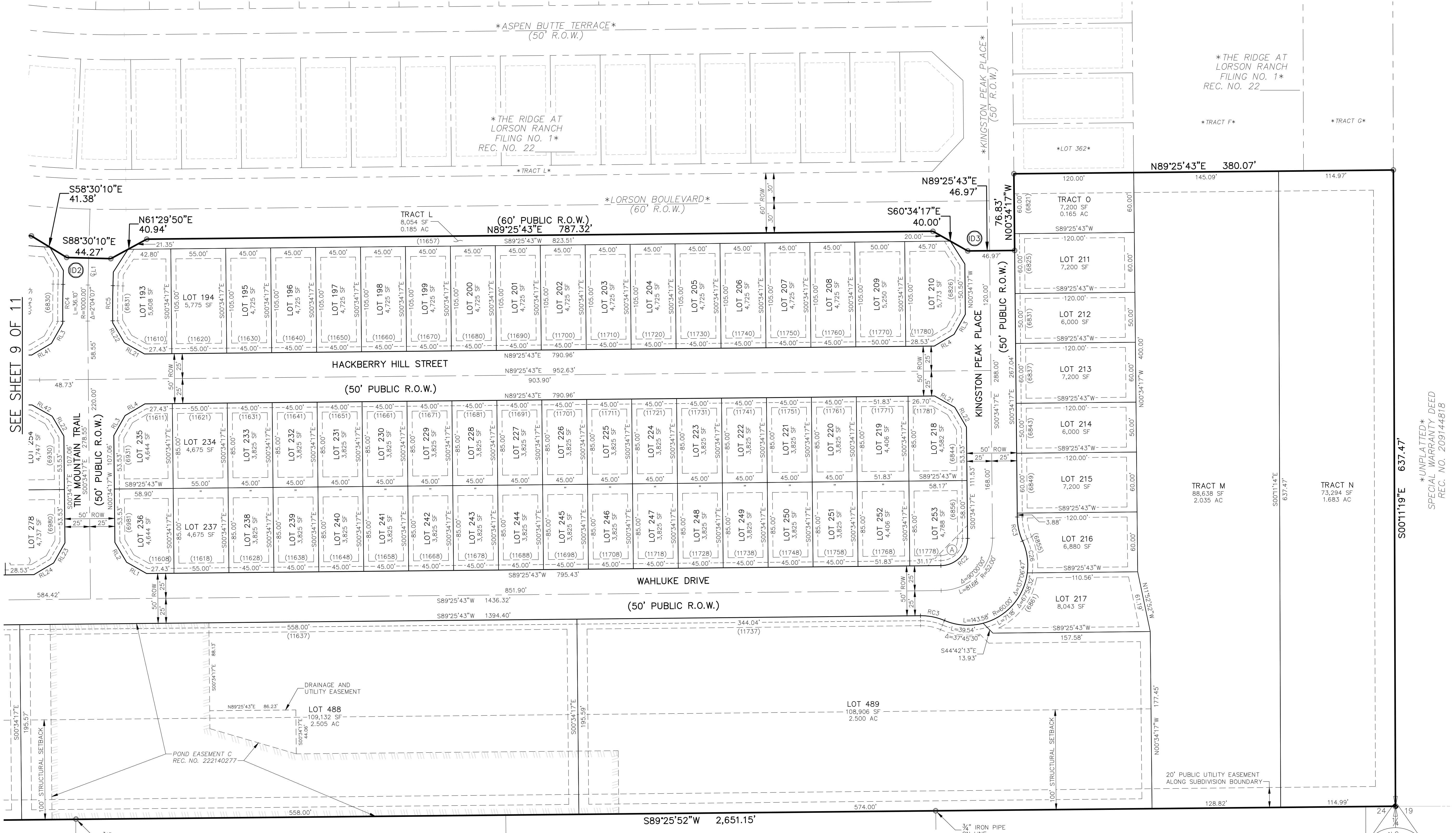
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- IDO INTERSECTION/RIGHT-OF-WAY DETAIL SEE DETAILS SHEET 11

**HILLSIDE AT LORSON RANCH FILING NO. 1**  
 A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

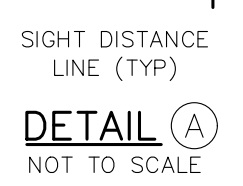
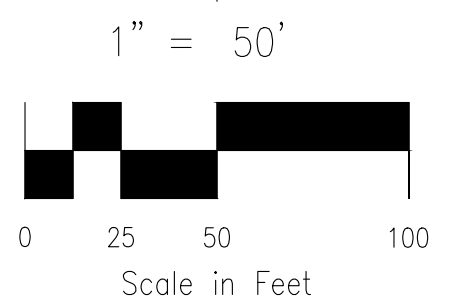


**SHEET INDEX**  
NOT TO SCALE



SEE SHEET 9 OF 11

SEE SHEET 9 OF 11



**RIGHT-OF-WAY LINE TABLE**

LINE #	BEARING	DISTANCE
RL1	N60°34'17"W	23.04
RL2	N30°34'17"W	23.04
RL3	N29°25'43"E	23.04
RL4	N59°25'43"E	23.04
RL21	S60°34'17"E	23.04
RL22	S30°34'17"E	23.04
RL23	S29°25'43"W	23.04
RL24	S59°25'43"W	23.04
RL41	N59°25'43"E	22.96
RL42	S60°34'17"E	23.11

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
RC2	42.41	27.00	90°00'00"
RC3	24.67	60.00	23°33'23"
RC4	37.01	1025.00	2°04'07"
RC5	35.20	975.00	2°04'07"

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C26	32.86	60.00	31°22'44"

**CENTERLINE LINE TABLE**

LINE #	BEARING	DISTANCE
CL1	S01°29'50"W	27.00

FINAL PLAN  
 HILLSIDE AT LORSON RANCH  
 FILING NO. 1  
 JOB NO. 43-141  
 DATE PREPARED: 09/20/2022  
 DATE REVISED: 12/20/2022



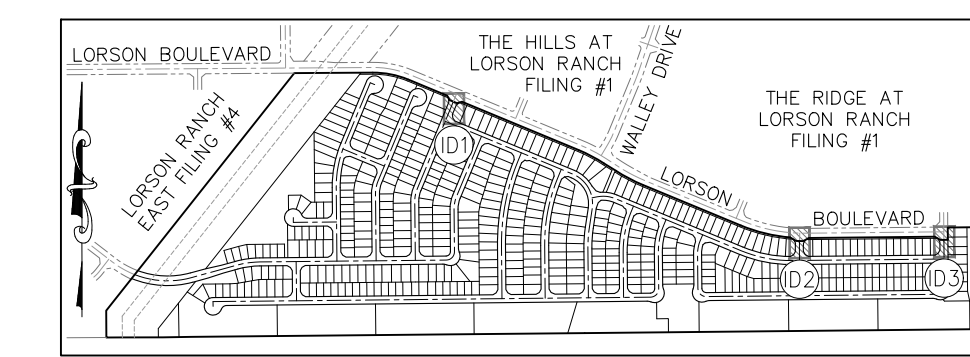
212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

File: G:\3101A Hillside @ LORSON RANCH AND STAKING LANDMANS Survey\3101A Hillside @ LORSON RANCH.dwg Plot Date: 12/20/2022 12:49 PM

\*UNPLATTED\*  
 SPECIAL WARRANTY DEED  
 REC. NO. 209144818

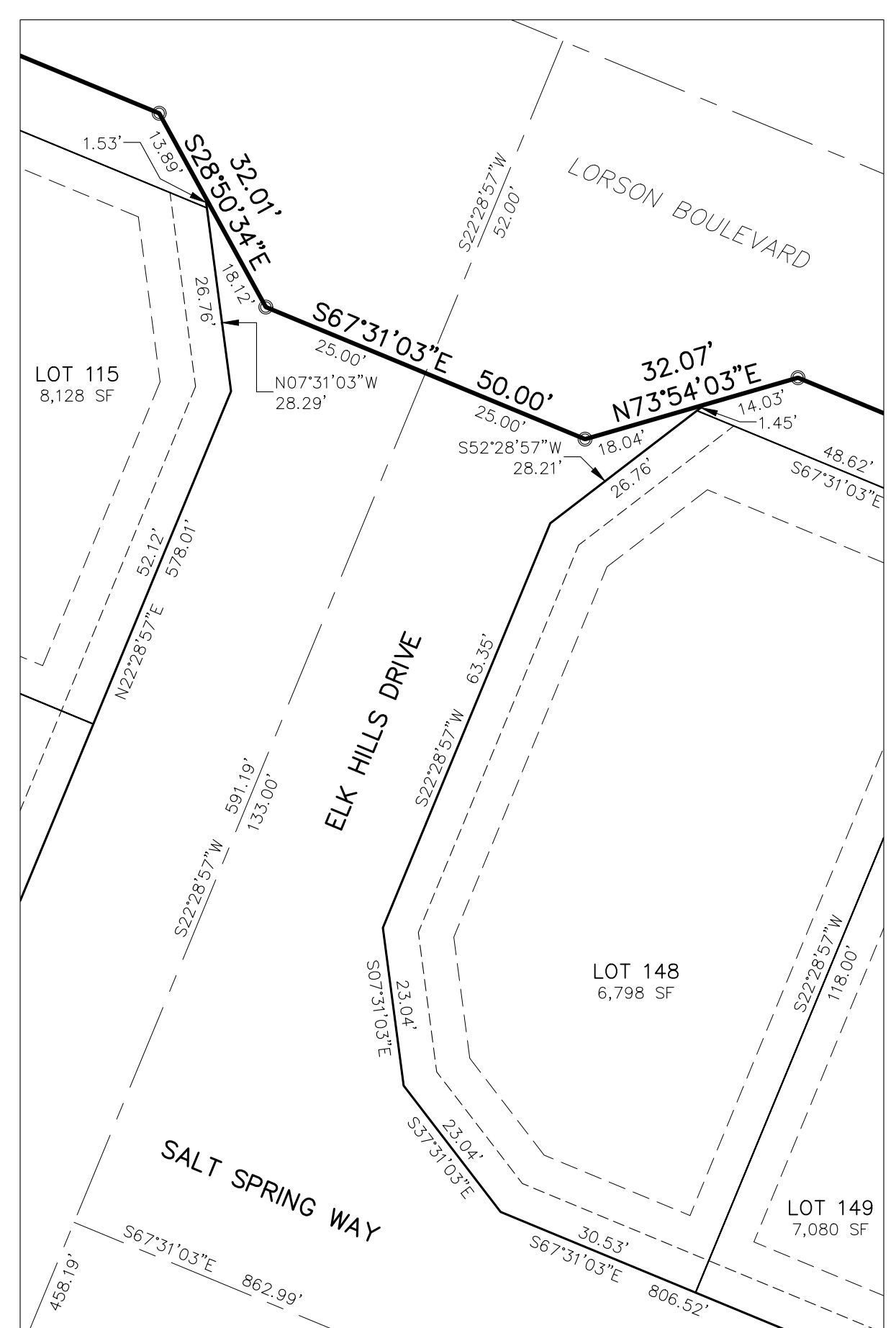
# HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

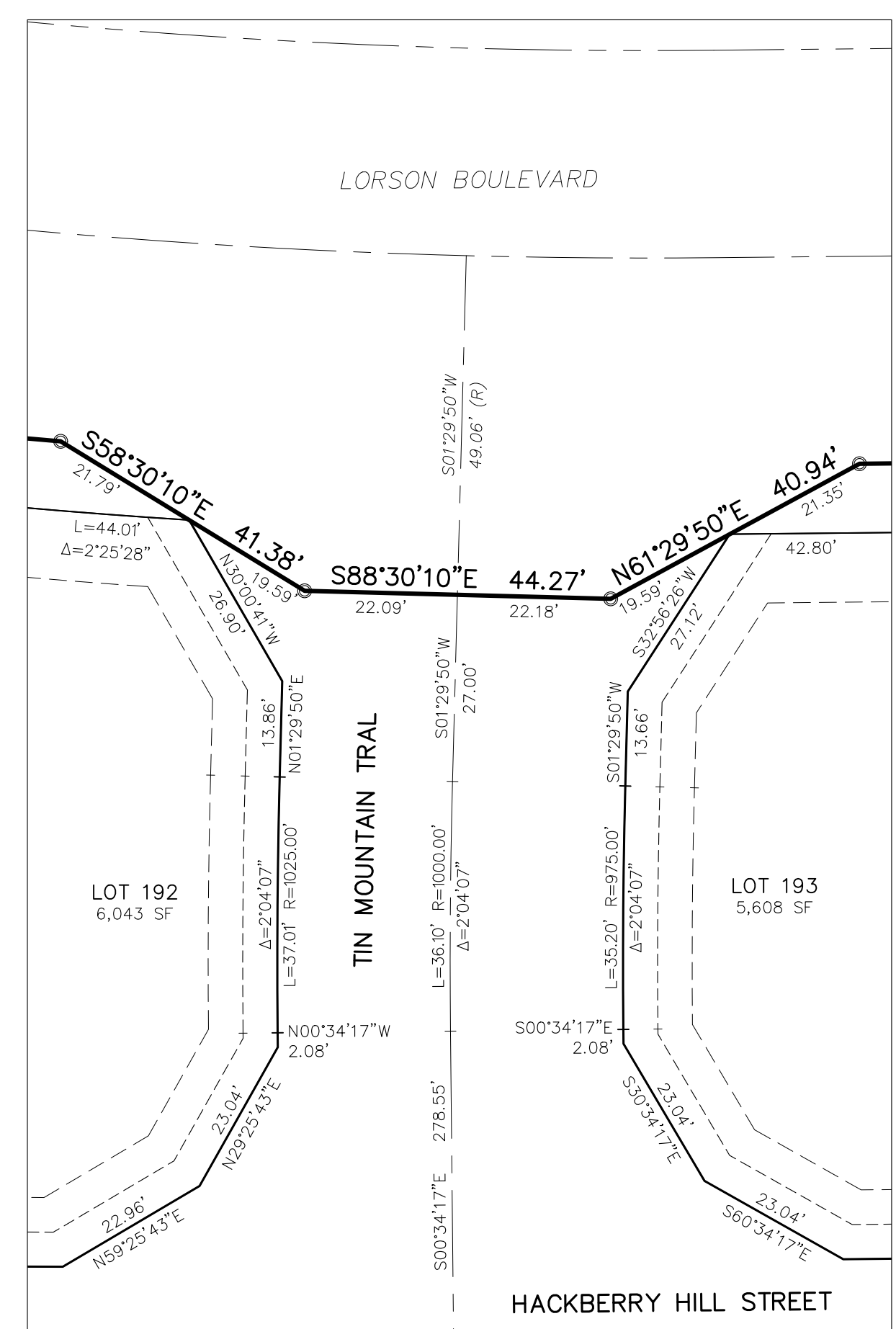


**SHEET INDEX**  
NOT TO SCALE

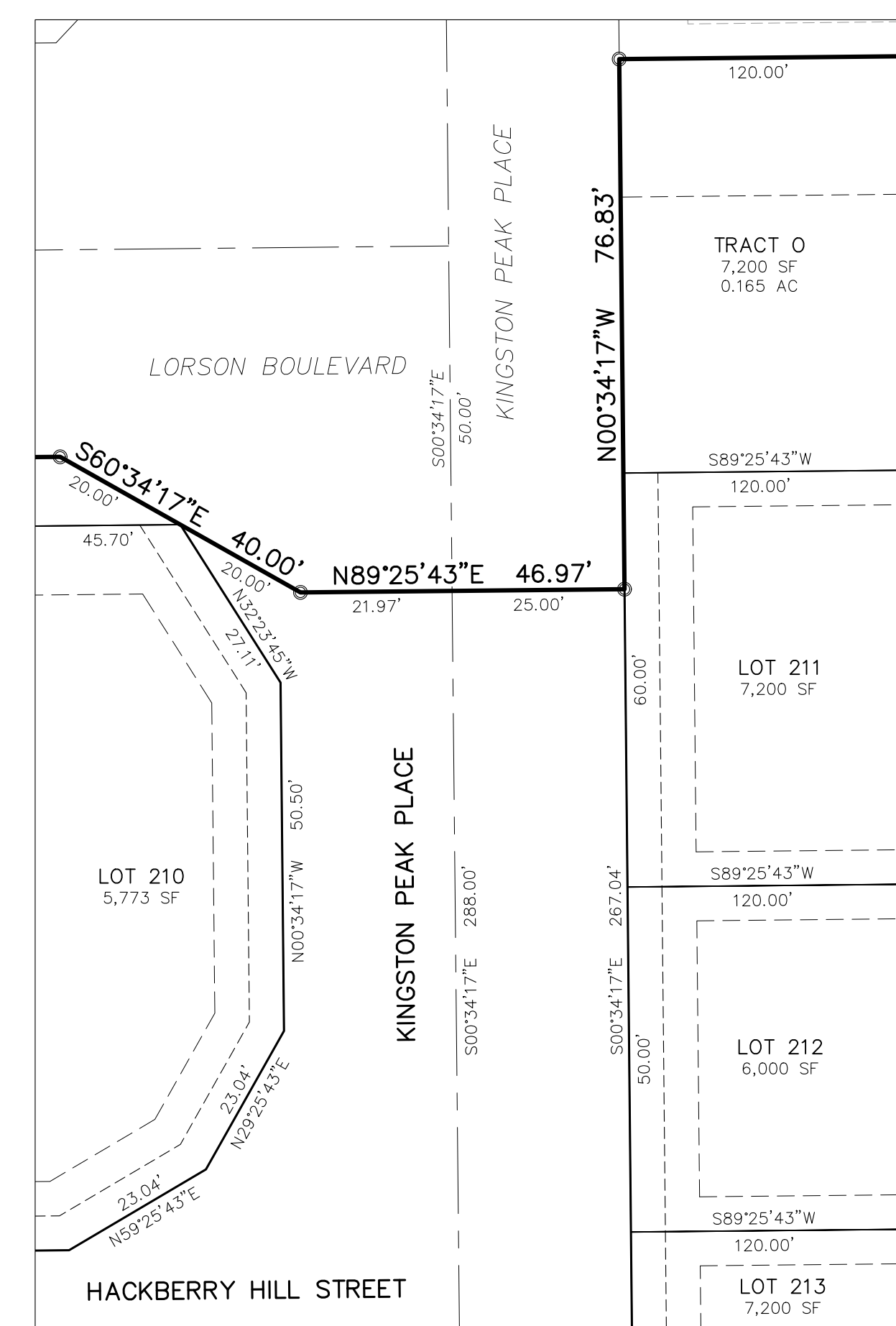
- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (0000) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - - - SECTION/QUARTER SECTION LINE
  - MATCHLINE
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
  - ▨ PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
  - ▨ 5' WIDE TRAIL
  - SIGHT LINE EASEMENT SEE DETAILS SHEET 11
  - MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
  - STORM DRAIN EASEMENT SEE DETAILS SHEET 11
  - INTERSECTION/RIGHT-OF-WAY DETAIL SEE DETAILS SHEET 11



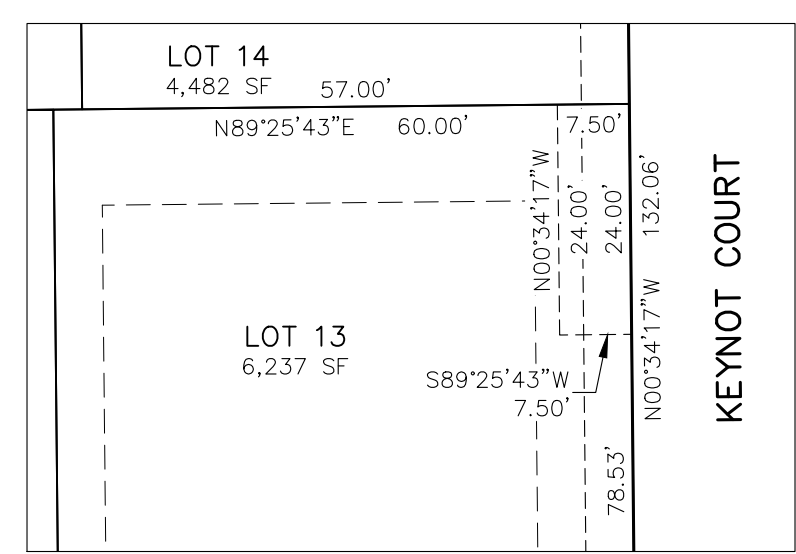
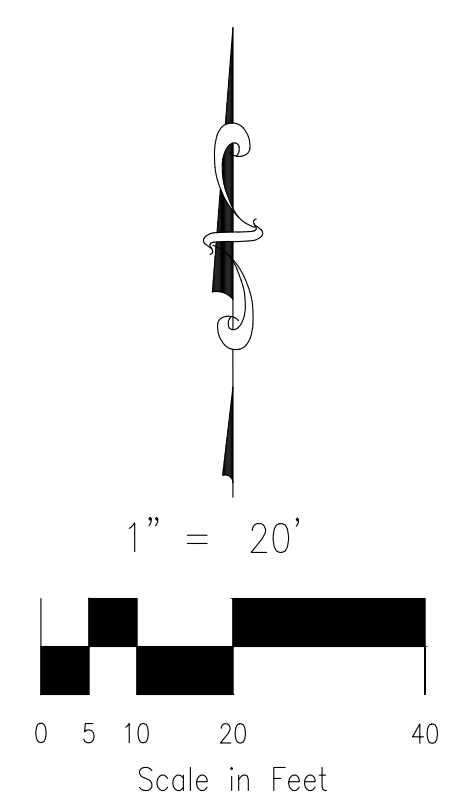
**INTERSECTION/RIGHT-OF-WAY DETAIL ID1**  
ELK HILLS DRIVE BETWEEN LORSON BOULEVARD AND SALT SPRING WAY (BETWEEN LOTS 115 & 148)  
SEE SHEET 6  
SCALE: 1" = 20'



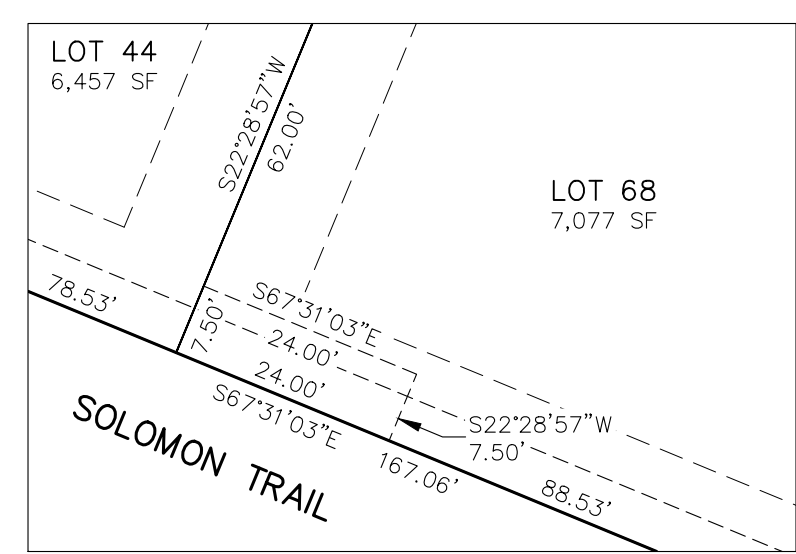
**INTERSECTION/RIGHT-OF-WAY DETAIL ID2**  
TIN MOUNTAIN TRAIL BETWEEN LORSON BOULEVARD AND HACKBERRY HILL STREET (BETWEEN LOTS 192 & 193)  
SEE SHEETS 9 & 10  
SCALE: 1" = 20'



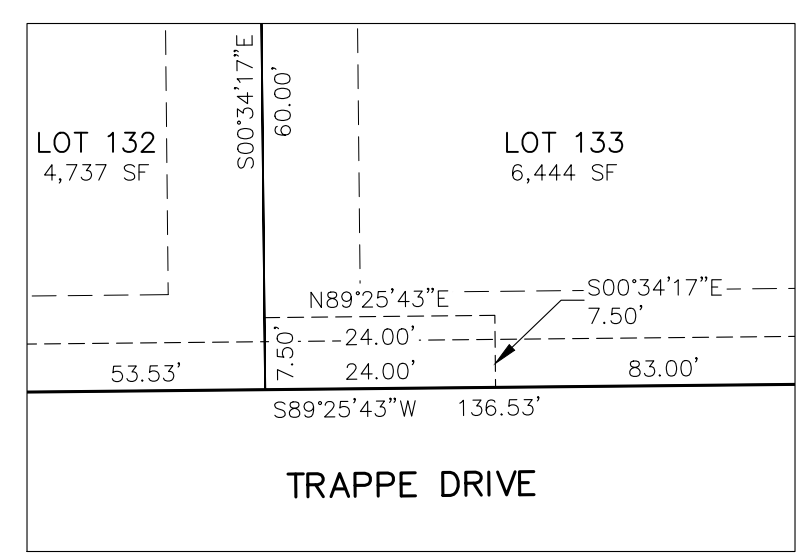
**INTERSECTION/RIGHT-OF-WAY DETAIL ID3**  
KINGSTON PEAK PLACE BETWEEN LORSON BOULEVARD AND HACKBERRY HILL STREET (BETWEEN LOTS 210 & 211/212)  
SEE SHEET 10  
SCALE: 1" = 20'



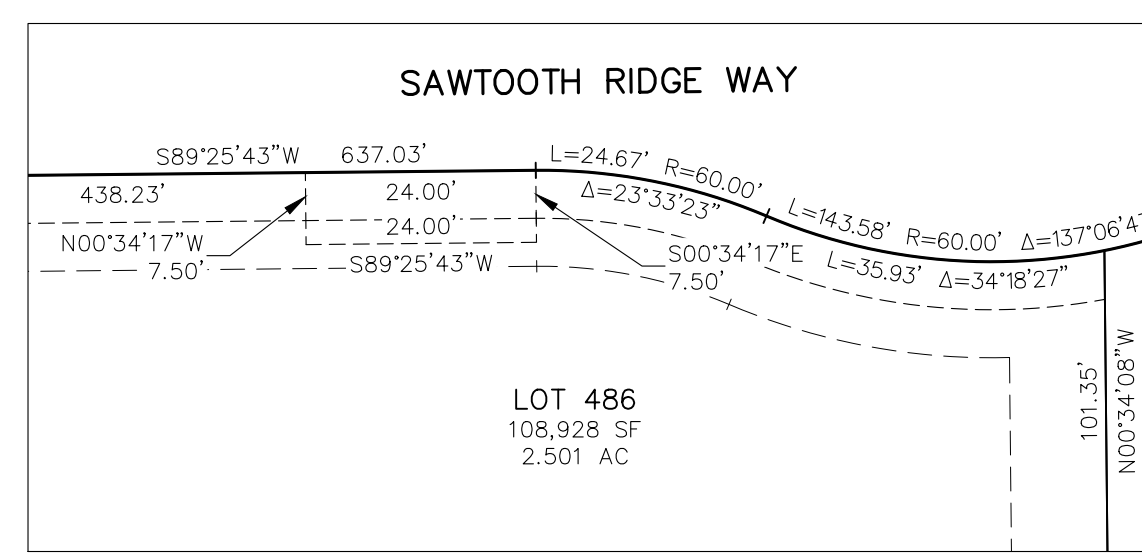
**MAIL KIOSK EASEMENT  
DETAIL KE-1**  
LOT 13  
SEE SHEET 4  
SCALE: 1" = 20'



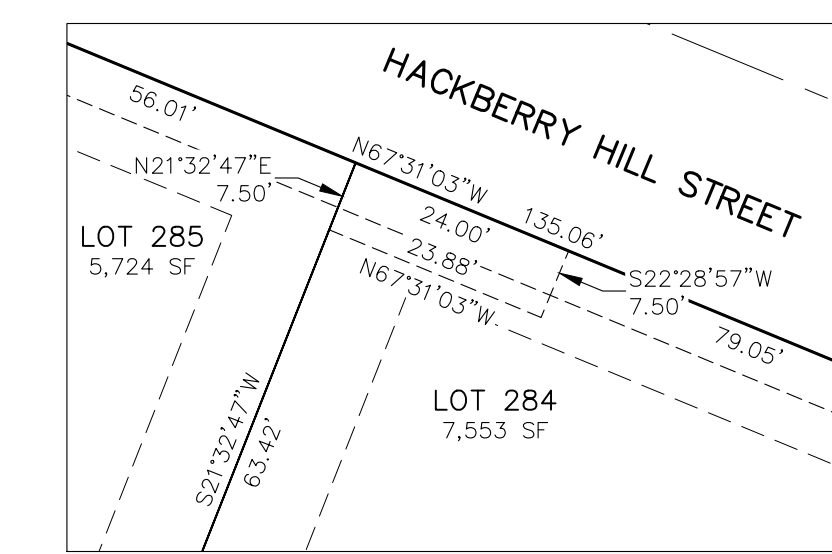
**MAIL KIOSK EASEMENT  
DETAIL KE-3**  
LOT 68  
SEE SHEET 5  
SCALE: 1" = 20'



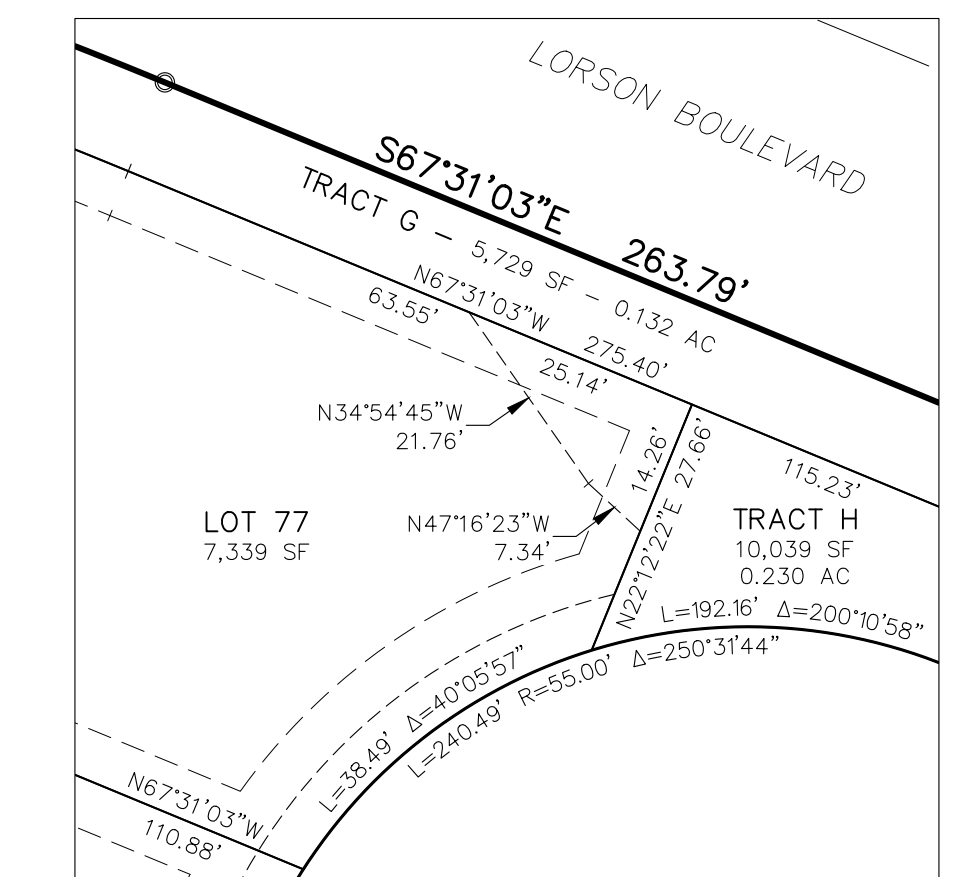
**MAIL KIOSK EASEMENT  
DETAIL KE-5**  
LOT 133  
SEE SHEET 7  
SCALE: 1" = 20'



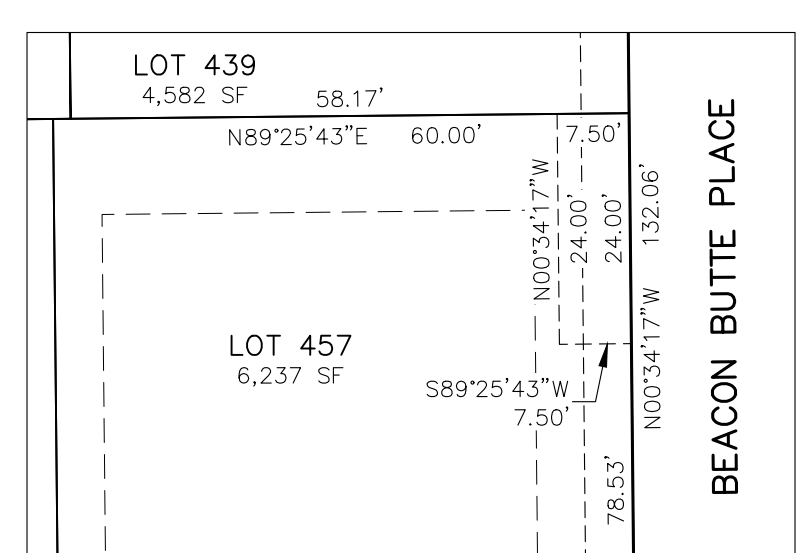
**MAIL KIOSK EASEMENT  
DETAIL KE-7**  
LOT 486  
SEE SHEETS 8/9  
SCALE: 1" = 20'



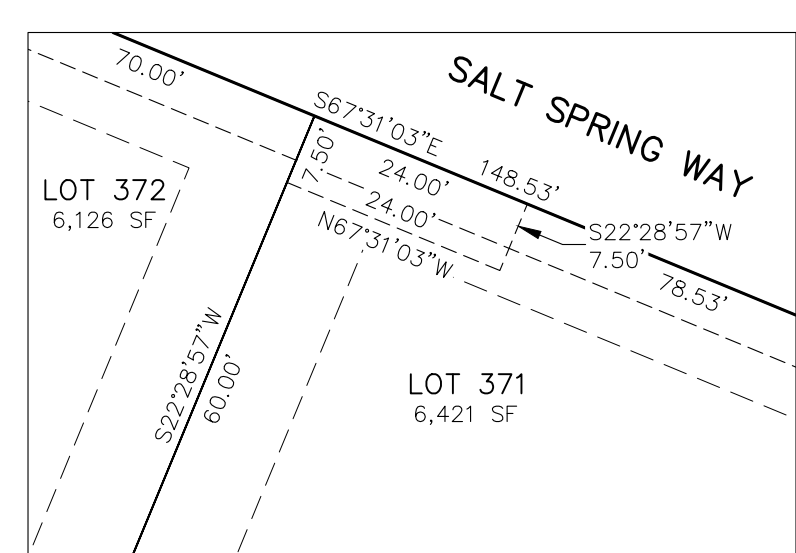
**MAIL KIOSK EASEMENT  
DETAIL KE-9**  
LOT 284  
SEE SHEET 9  
SCALE: 1" = 20'



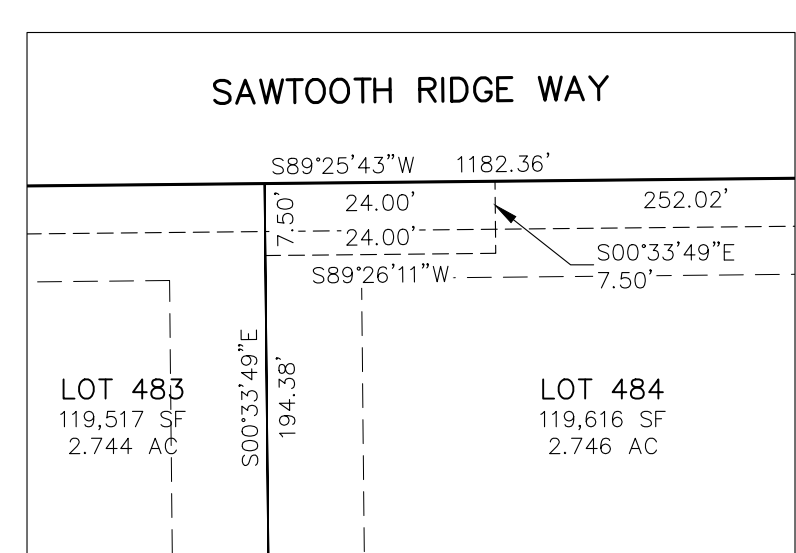
**STORM DRAIN EASEMENT  
DETAIL SE-1**  
LOT 77  
SEE SHEET 5  
SCALE: 1" = 20'



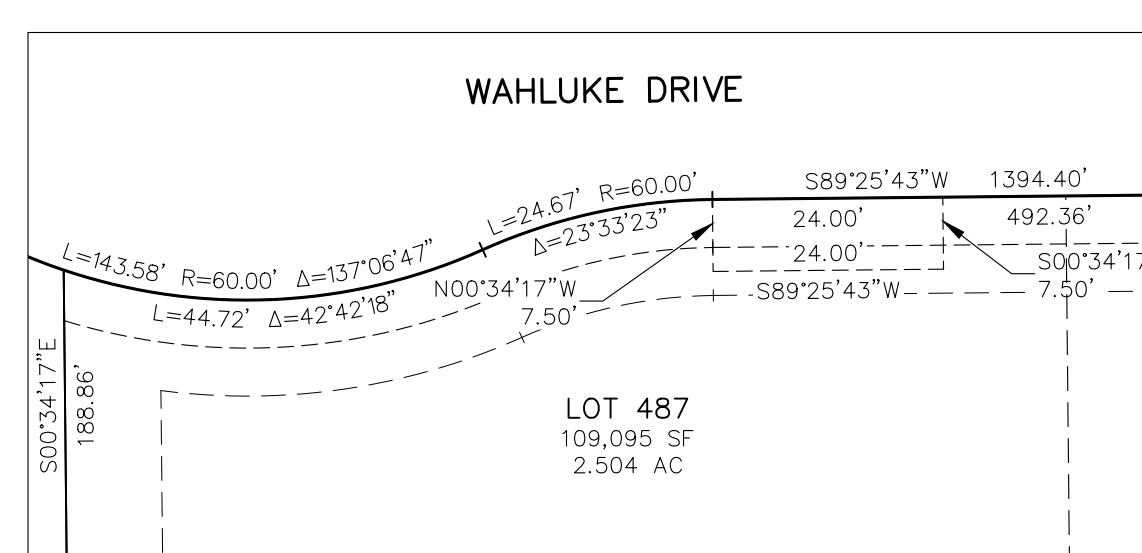
**MAIL KIOSK EASEMENT  
DETAIL KE-2**  
LOT 457  
SEE SHEET 4  
SCALE: 1" = 20'



**MAIL KIOSK EASEMENT  
DETAIL KE-4**  
LOT 371  
SEE SHEET 6  
SCALE: 1" = 20'



**MAIL KIOSK EASEMENT  
DETAIL KE-6**  
LOT 484  
SEE SHEET 7  
SCALE: 1" = 20'



**MAIL KIOSK EASEMENT  
DETAIL KE-8**  
LOT 487  
SEE SHEET 9  
SCALE: 1" = 20'

FINAL PLAT  
HILLSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 43-141  
DATE PREPARED: 09/20/2022  
DATE REVISED: 12/20/2022



212 N. WAHSATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: G:\43141A Hillside at Lorson Ranch\Survey\Draw\43-141 Hillside at Lorson Ranch.dwg Plot Date: 12/20/2022 12:51 PM