# CARRIAGE MEADOWS NORTH FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

#### KNOW ALL MEN BY THESE PRESENTS

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION, A COLORADO CORPORATION AND CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO

COUNTY COLORADO: THENCE N89-42-02E ALONG SAID SOUTHERLY LINE, 192.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2030.00 FEET, A

CENTRAL ANGLE OF 05°03'38", (THE CHORD OF WHICH BEARS \$19-09-08W A DISTANCE OF 179.24 FEET), AN ARC DISTANCE OF 179.30 FEET: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 21°57'25", (THE CHORD OF WHICH BEARS S10-42-15W A DISTANCE OF 472.29 FEET), AN

ARC DISTANCE OF 475.19 FEET THENCE S00-16-28E A DISTANCE OF 850.78 FEET:

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 930.00 FEET. A

CENTRAL ANGLE OF 30°42'13", (THE CHORD OF WHICH BEARS S15-37-34E A DISTANCE OF 492.43 FEET), AN THENCE S30-58-32E A DISTANCE OF 128.77 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET. A CENTRAL ANGLE OF 34°19'25", (THE CHORD OF WHICH BEARS S13-48-49E A DISTANCE OF 342.28 FEET), AN

ARC DISTANCE OF 347.45 FEET; THENCE S03-20-53W A DISTANCE OF 189.10 FEET; THENCE S89-27-28W A DISTANCE OF 183 12 FEET

THENCE N87-28-23W A DISTANCE OF 87.83 FEET; THENCE N47-38-17W A DISTANCE OF 61.43 FEET;

THENCE N83-57-54W A DISTANCE OF 90.63 FEET; THENCE \$43-43-48W A DISTANCE OF 49.76 FEET

THENCE N84-44-11W A DISTANCE OF 81.43 FEET; THENCE S89-27-28W A DISTANCE OF 679.00 FEET

THENCE N35-13-35W A DISTANCE OF 113.92 FEET; THENCE N14-49-54F A DISTANCE OF 298 16 FFFT THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°57'34", (THE CHORD OF WHICH BEARS N13-51-07E A DISTANCE OF 412.74 FEET), AN

ARC DISTANCE OF 412.76 FEET; THENCE N14-51-00F A DISTANCE OF 109 41 FEET: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A

CENTRAL ANGLE OF 00°58'38", (THE CHORD OF WHICH BEARS N14-21-44E A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET; THENCE N76-07-58W A DISTANCE OF 8.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET. A CENTRAL ANGLE OF 05°31'33", (THE CHORD OF WHICH BEARS N09-06-53E A DISTANCE OF 1163.65 FEET), AN

ARC DISTANCE OF 1164.10 FEET THENCE S89-53-02E A DISTANCE OF 62.40 FEET;

THENCE N00-41-16E A DISTANCE OF 57.06 FEET

THENCE N89-53-02W A DISTANCE OF 56.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'06", (THE CHORD OF WHICH BEARS N05-11-13E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15: THENCE N89-28-36E ALONG SAID NORTH LINE 6.30 FEET TO THE SOUTHWEST CORNER OF AFORESAID

PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176; THENCE N89-28-36E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS A CALCULATED AREA OF 2,096,822 SQUARE FEET (48.136 ACRES), MORE OR LESS. TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15, BEING A PORTION OF "EXHIBIT C" AS DESCRIBED IN THE POSSESSION AND USE AGREEMENT UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO:

THENCE S54°45'03"W, 656.79 FEET TO THE EASTERLY LINE OF SAID "EXHIBIT C" BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF

12070.00 FEET, A CENTRAL ANGLE OF 00°16'21", (THE CHORD OF WHICH BEARS S06°-13'-04"W, 57.38 FEET), AN ARC DISTANCE OF 57.38 FEET:

THENCE S89-53-02E A DISTANCE OF 62.40 FEET THENCE N00-41-16E A DISTANCE OF 57.06 FEET;

Is the tract for the JCC included?

THENCE N89-53-02W A DISTANCE OF 56.87 FEET TO THE POINT OF BEGINNING; SAID PORTION OF "EXHIBIT C" CONTAINS 3,401 S.F. MORE OR LESS.

The legal should state how many acres total are included in this plat. Is the boundary of the plat 48.136 acres plus COUNTY APPROVAL 3401 sf? Does this include the ROW that has the

OWNERS CERTIFICATE:

Clearly identify on map THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, 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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS NORTH 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 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

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 CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON NORTH DEVELOPMENT

ATTEST:

CORPORATION, A COLORADO CORPORATION

UTILITY LINES AND RELATED FACILITIES.

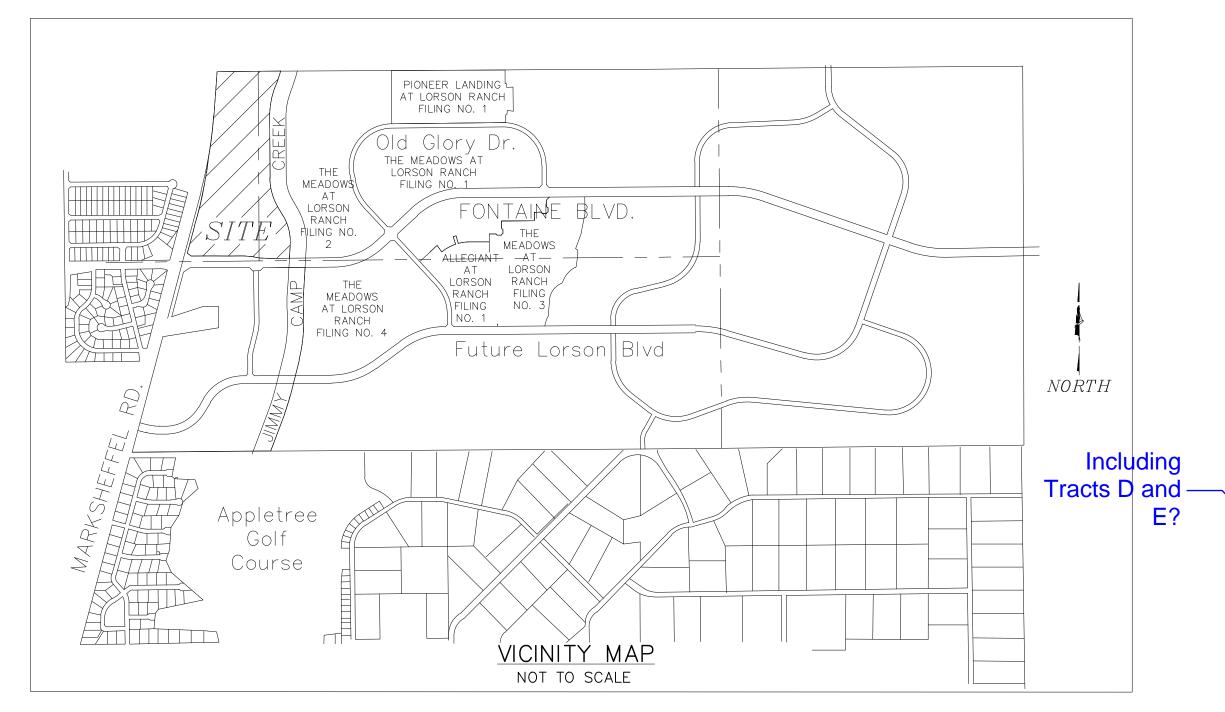
SECRETARY/TREASURER

STATE OF COLORADO ) COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF , 2018, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: NOTARY PUBLIC:



### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "CARRIAGE MEADOWS NORTH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF , 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS, TRACTS AND EASEMENTS ARE ACCEPTED. BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

drainage improvements that will be vacated by this plat? APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS NORTH FILING NO. 1" ON THIS , 2018, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

## **EASEMENTS**:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') 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 AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY

## FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY WAS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0957 F, EFFECTIVE DATE MARCH 17, 1997. THE FLOODPLAIN WAS REVISED PER LOMR PER CASE NO. 06-08-B643P, EFFECTIVE DATE OF REVISION AUGUST 29, 2007. THE LOMR REMOVED THE FLOODPLAIN FROM THE AREA ENCOMPASSED BY

## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, F, AND G ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES PURPOSÈS AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON RANCH METROPOLITAN DISTRICT NO. 1.

APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS NORTH FILING NO. 1. not all these tracts are to be used for BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT (1) estrian and landscape

STATE OF COLORADO ) COUNTY OF EL PASO

NOTARY PUBLIC:

WITNESS BY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES:

ACKNOWLEDGED BEFORE ME THIS DAY OF , 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

No. lots (total acreage) row (total acreage) land should add up to legal

## SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

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.

## **RECORDING:**

STATE OF COLORADO COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK , 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION .M., THIS \_\_\_\_\_ DAY OF \_

Add note that OF THE RECORDS OF EL PASO COUNTY, COLORADO. Tracts D and CHUCK BROERMAN, RECORDER E are no-build tracts and FEE: \_\_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY require replat and payment Add Sand Creek of applicable surety fee

> 155 LOTS 7 TRACTS 8 RIGHT-OF-WAYS

SUMMARY: 22.502 ACRES 46.67% 18.349 ACRES 38.06% 7.363 ACRES 15.27% 48.214 ACRES 100.00%

SIZE TRACT (ACRES) 1.346 1.878

SURVEY NOTES:

REACHING DRAINAGE SWALES

AND THROUGH THEIR PROPERTY.

RECEPTION NUMBER

SAID IMPROVEMENTS.

CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

METROPOLITAN DISTRICT. USES FOR TRACTS IS AS FOLLOWS:

maintenance entity DRAINAGE / PUBLIC UTILITY for each tract LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE DRAINAGE/TRAILS/OPEN SPACE/PUBLIC UTILITY 0.372 9.722 FUTURE DEVELOPMENT FUTURE DEVELOPMENT 4.264 0.221 LANDSCAPE/DRAINAGE/PUBLIC DTILITY/SIGNAGE SIDEWALK/DRAINAGE/PUBLIC UTILITY/SIGNAGE | commercial,

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14. T15S. R65W. OF THE 6TH P.M. EL PASO

IS A 3.25 INCH ALUMINUM CAP STAMPED "J.R. DEVELOPERS, T15S R65W, E1/4 S15 W1/4 S14, 1986, PLS 10377"

FROM WHICH THE CENTER OF SECTION 14 BEARS N89°42'02"E, 2646.02 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, S14, C1/4, 2004, LS 16109". THE UNIT OF MEASUREMENTS IS

COUNTY, COLORADO AS MONUMENTED, THE QUARTER CORNER COMMON TO SECTION14 AND SECTION 15

2. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER,

DEVELOPMENT SERVICES DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUD SP-16-002, SOILS AND

GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT,

NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC

5. ALL DEVELOPMENT WITHIN "CARRIAGE MEADOWS NORTH FILING NO. 1" SHALL COMPLY WITH THE PUD

DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH PLANNED UNIT DEVELOPMENT

GUIDELINES, AS RECORDED AT RECEPTION NO. 217038741, OF THE RECORDS OF THE EL PASO COUNTY

CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC

6. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 2 AND LORSON

7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE

EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM

8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT

10. SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION

11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN

13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR

BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC

IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION

IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER

AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CARRIAGE MEADOWS NORTH

15. TRACTS ATHROUGH G AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH

TRACT TABLE

JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF

FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. \_

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF

SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

RANCH METROPOLITAN DISTRICT NO. 7 AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF SAID

3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY

multi-family? DEVELOPMENT PLAN AND PRELIMINARY PLAN, AS RECORDED AT RECEPTION NO.

add ownership and

, OF THE RECORDS OF THE EL PASO COUNTY CLERK

RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. 17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF 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

18. THERE ARE 155 LOTS AND 7 TRACTS PLATTED IN THIS SUBDIVISION.

16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH

19. EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY COMPLETE AS THE PUD IS RECORED 20. THE PROPERTY IS SUBJECT TO THE FOLLOWING DE

- DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, RECORDED UNDER RECEPTION NO. 205128925 AND RESOLUTION NO. 05-336 TO APPROVE DEVELOPMENT ÀGREEMENT, RECORDED UNDER RECEPTION NO. 205131973 AND CORRECTION RESOLUTION, RECORDED UNDER

There are 6

- DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH, RECORDED UNDER RECEPTION | development NO.210025931 AND RE-RECORDED UNDER RECEPTION NO. 210036301. 214007624, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

- SCHOOL SITE DEDICATION AGREEMENT, RECORDED UNDER RECEPTION NO. 212047863 2017日4月11日 EL PASO COUNTY CLERK AND RECORDER. 21. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERESELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SUCCESSORS AND ASSIGNS SHALL BE

REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE

PROGRAM RESOLUTION (RESÓLUTION NO. 12-382), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE <u>ARCH WOULD FIND THE FEE ORLIGATION REFORE SALE OF PROPERT</u> 22. PURSUANT TO RESOLUTION \_\_\_\_\_, 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 "CARRIAGE MEADOWS NORTH 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

23. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE FL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382). OR ANY AMENDMENTS THERETO. AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

16-454 is corrected resolution DRAINAGE FEE: CREDITS USED THIS FILING \$ 547,552.00 REMAINING CREDIT BALANCE \$ 920,245.25 BRIDGE FEE: CREDITS USED THIS FILING \$ 17,713.00
REMAINING CREDIT BALANCE \$ 2,142,666.76 SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170 PARK FEE: URBAN PARK FEE:

#### TITLE COMMITMENT NOTES:

A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC, DATED 11/15/2017, FILE NO. 54291UTC, HAS BEEN REVIEWED AS IT RELATES TO THIS PLAT. THE FOLLOWING EXCEPTIONS FROM SCHEDULE B - SECTION II AS NUMBERED THEREIN ARE HEREBY NOTED:

9. RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 2, 1897 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 85 WEST AND 86 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES OR RANGE LINES. NOTE: RESOLUTION NO. 04-507 REGARDING ROAD ORDER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.

10, ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE STATE OF COLORADO, THE UNITED STATES OF AMERICA, COUNTY OF EL PASO, ANY MUNICIPALITY, 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. 11. ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683051. 12 TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED DECEMBER

26, 1962 IN BOOK 1939 AT PAGE 548. (13) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492

14. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEED RECORDED JANUARY 3, 2001 AT RECEPTION NO. 201000705.

15. NOTICE OF THE ACTIONS OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO APPROVING A PRELIMINARY SKETCH PLAN FOR "LORSON RANCH AT JIMMY CAMP" (WHICH ENCOMPASSES ALL OF THE PROPERTY DESCRIBED HEREIN) AS DISCLOSED BY RESOLUTION NO 04-119, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084. (APPLIES TO THE SOUTH HALF OF

16. ANY ASSESSMENT OR LIEN OF WIDEFIELD WATER & SANITATION DISTRICT AS DISCLOSED BY THE

INSTRUMENT RECORDED JUNE 20, 2005 AT RECEPTION NO 205091663 17. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548. RESOLUTION NO. 05-336. APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973. CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. RESOLUTION NO. 07-223, RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189. APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17. 2007 AT RECEPTION NO. 207095523. DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RERECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12. 2010 AT RECEPTION NO. 210101176, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION

18. 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 AND DECREE OF CORRECTION RECORDED JUNE 17, 2015 AT

19. ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4. AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT

RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166 20. ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT

RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056114. 21. TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NUMBER 205078708.

22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925 NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT

ECEPTION NO. 205132869. 23. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED NOVEMBER

21, 2005 AT RECEPTION NO. 205186520. 24. SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.

25. TERMS, CONDITION, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NO. 206127024. QUIT CLAIM DEEDS FROM FOUNTAIN MUTUAL IRRIGATION COMPANY RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143884, AT RECEPTION NO. 206143885 AND AT RECEPTION NO. 206143886, PURPORT TO RELINQUISH THE EXISTING EASEMENT TO THE PRESENT PROPERTY OWNERS.

26. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.

27. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119, RECORDED JULY 18, 2007 AT RECEPTION NO. 207095753. 28. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN

PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116858. 29. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CARRIAGE MEADOWS AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN

GUIDELINES RECORDED JULY 23, 2008 AT RECEPTION NO. 208083051. 30. NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF CARRIAGE MEADOWS AT

LORSON RANCH SUBDIVISION PUD REZONE DEVELOPMENT PLAN RECORDED JULY 23, 2008 AT 31. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.

32. TERMS, CONDITIONS AND PROVISIONS OF PARK LANDS AGREEMENT RECORDED APRIL 19, 2011 AT agreements and a RECEPTION NO. 211039089. - DEVELOPMENT AGREEMENT NO. 5 LORSON RANCH, RECORDED UNDER RECEPTION NOTEVISED SCHOOL land 33. TERMS, CONDITIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION OF TH OF COLORADO RECORDED AUGUST 24, 2011 AT RECEPTION NO. 211079069. 34. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL OLUIT

> CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137047 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159. 35. ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5258 AT PAGE 1049 AND

> RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
>
> (36) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION INC., RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005098.

> 37. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION INC., RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005099. 38. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN

RESOLUTION NO. 16-065, RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022298. 39, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EL PASO COUNTY, COLORADO POSSESSION AND USE AGREEMENT, RECORDED MARCH 4, 2016 AT

RECEPTION NO. 216022299. 40. NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY RECORDED APRIL 4, 2016 AT RECEPTION NO. 216900032. (NO PART OF THIS PLAT IS WITHIN THE

BOUNDARIES OF SAID ALTA/ACSM LAND TITLE SURVEY) 41. ANY AND ALL UNRECORDED LEASES OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SUCH LEASES OR TENANCIES.

> Verify that the circled easements are shown or not applicable

verify calculations with drainage report's numbers



COLORADO SPRINGS, CO 80903

# Markup Summary

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The second process of	Subject: Page Label: [1] 3OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	20' UTILITY AND DRAINAGE EASEMENT
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380	Subject: Page Label: [1] 3OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	8
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JAMY CAMP CREEK	Subject: Page Label: [1] 3OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	JIMMY CAMP CREEK
6096 SF 378 110.28 110.28 120 UNLITY EASEMENT   -22 6096 SF 8 8 8	Subject: Page Label: [1] 3OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	20' UTILITY EASEMENT
MATCH LINE SEE SHEET 5 OF 5	Subject: Page Label: [1] 4OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	MATCH LINE SEE SHEET 5 OF 5

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CONTRIBUTE OF 30 1000	Subject: Page Label: [1] 4OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	CENTERLINE OF 20 FOOT SANITARY SEWER EASEMENT BOOK 6613 PAGE 862
MATCH UNE SEE SHEET 5 OF 5	Subject: Page Label: [1] 4OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	MATCH LINE SEE SHEET 5 OF 5
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MATCH LINE SEE SHEET 3 OF 5	Subject: Page Label: [1] 4OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	MATCH LINE SEE SHEET 3 OF 5
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MATCH LINE SEE SHEET 3 OF 5	Subject: Page Label: [1] 4OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	MATCH LINE SEE SHEET 3 OF 5

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377	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	7
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38	Subject: Page Label: [1] 50F5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	3
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53/	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	3
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The state of the s	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	CIDER MILL PLACE (50')

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12	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	R
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25	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	L
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73/	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	S
40)	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	0
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380	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	8
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103	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	0
-21.74	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	WISHBONE WAY (50')
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ENGLISH SEC CREE (MAIN WREET)	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	PEACEFUL RIDGE DRIVE (WIDTH VARIES)
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3*41'16"E 57.06' TEMPORARY STRUGION EASEA 99 P	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	TEMPORARY
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0PF.	Subject: Page Label: [1] 5OF5 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	P
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Checkmark: Unchecked Author: AutoCAD SHX Text

Date: Color: W

tract

#### dsdparsons (22)



Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status: Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:34:40 PM

Color:

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:34:05 PM

Color:

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:50:18 PM

Color:

The legal should state how many acres total are included in this plat. Is the boundary of the plat 48.136 acres plus 3401 sf? Does this include the ROW that has the drainage improvements that will be vacated by this plat? Clearly identify on map

verify calculations with drainage report's numbers

add ownership and maintenance entity for each

commercial, residential or multi-family?

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:51:29 PM

Color:

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:39:20 PM

Color:

not all these tracts are to be used for pedestrian

and landscape

OF CHAMBERSON MOT BE CONTACTED FROM THE CHARBERSON AND THE CONTACTED FROM THE CHARBERSON AND THE CHARBERSON

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:36:11 PM

Color:



Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:56:08 PM

Color:

No. lots (total acreage)

land should add up to legal

16-454 is corrected resolution

row (total acreage)

There are 6 development agreements and a

revised school land dedication agreement



Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 12:37:31 PM

Color:

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Subject: Cloud+

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

**Checkmark:** Unchecked **Author:** dsdparsons

Date: 12/28/2017 12:51:32 PM

Color:

COMPLETE AS THE PUD IS RECORED

THE GOODWAND COUNTED OF SECTION 1, SEND APPLICATION OF SECTION 15 SECTION 15

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/4/2018 4:07:53 PM

Color:

Is the tract for the JCC included?

SCALE NORTH ARROW EACH SHEET Subject: Callout Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 9:57:54 AM

Color:

SCALE

NORTH ARROW EACH SHEET



Subject: Callout Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 10:16:16 AM

Color:

Where is the trail? Identify width, surface, label which District will maintain it



Subject: Callout Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 10:16:28 AM

Color:

FONT is not legible- INCREASE throughout. dimension ROW, road classification

Subject: Callout Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 10:07:35 AM

Color:

Are you platting a landscape tract along Fontaine?



Subject: Callout Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 12/28/2017 9:46:41 AM

Color:

Road classification

Width



Subject: Callout Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 12/28/2017 10:08:26 AM

Color:

some of this land is within planned open space and should be septate from future development tract on

both plat and landscape plan



Subject: Callout Page Label: [1] 3OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/2/2018 12:29:37 PM

Color:

Identify easements for FMIC, trails etc



Subject: Callout Page Label: [1] 3OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 12/28/2017 10:08:39 AM

Color:

some of this land is within planned open space and should be septate from future development tract on

both plat and landscape plan



Subject: Callout Page Label: [1] 3OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 10:04:09 AM

Color:





Subject: Callout Page Label: [1] 4OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 12/28/2017 10:06:31 AM

Color:

What is tract B? leader is pointing to CL of SS

easmt



Subject: Callout Page Label: [1] 4OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/2/2018 12:30:21 PM

Color:

Label



Subject: Callout Page Label: [1] 5OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/2/2018 12:30:59 PM

Color:

Each sheet should have easements, trails, tract

labels (see above comments)

#### dsdrice (24)

NEES THAT : Page Label: [1] 1 COVER FIC IMPACT FE Lock: Unlocked (RESOLUTION T CHRMITTAL

Subject: Delete

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/3/2018 2:19:27 PM

Color:

Delete

(Not a comment) Page Label: [1] 1 COVER Lock: Unlocked Status: RIC Checkmark: Unchecked Author: dsdrice Date: 1/2/2018 2:07:51 PM Color: Subject: Callout Add Sand Creek surety fee Page Label: [1] 1 COVER Lock: Unlocked Status: Checkmark: Unchecked Author: dsdrice Date: 1/4/2018 8:34:11 AM Color: ..... Subject: Ellipse (Not a comment) Page Label: [1] 1 COVER Lock: Unlocked Status: Checkmark: Unchecked Author: dsdrice Date: 1/2/2018 2:07:47 PM Color: Subject: Callout Verify that the circled easements are shown or not Page Label: [1] 1 COVER applicable Lock: Unlocked Status: Checkmark: Unchecked Author: dsdrice Date: 1/2/2018 2:09:53 PM Color: Subject: Rectangle duplicate of #23 Page Label: [1] 1 COVER Lock: Unlocked Status: Checkmark: Unchecked Author: dsdrice Date: 1/3/2018 2:20:06 PM Color: Subject: Highlight Page Label: [1] 1 COVER Lock: Unlocked Status: Checkmark: Unchecked Author: dsdrice Date: 1/3/2018 2:01:48 PM Color:

Subject: Ellipse

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Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

**Date:** 1/3/2018 2:21:47 PM **Color:** 

Add note that Tracts D and E are no-build tracts and require replat and payment of applicable fees.

NORTH

Including

Including

Tracts C and

EP 

On the control of the control of

Subject: Callout

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/3/2018 2:18:25 PM

Color:

Including Tracts D and E?

37. TE

Subject: Ellipse

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 2:08:39 PM

Color:

(Not a comment)

.....



Subject: Text Box

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 1:48:48 PM

Color:

Sheet 1 of 5

36.TE

Subject: Ellipse

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 2:08:49 PM

Color:

(Not a comment)

23.TE

RE Subject: Ellipse

Page Label: [1] 1 COVER

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 2:08:03 PM

Color:

(Not a comment)



Subject: Text Box Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdrice

Date: 1/2/2018 1:49:55 PM

Color:



Subject: Cloud+
Page Label 1130E5
verify

Page Label: [1] 2OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

**Author:** dsdrice **Date:** 1/2/2018 2:04:07 PM

Color:

Color:

Label B&D

Subject: Text Box
Page Label: [1] 3OF5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/3/2018 1:52:18 PM

Color:



Subject: Text Box Page Label: [1] 3OF5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 1:49:48 PM

Color:



Subject: Text Box Page Label: [1] 3OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/3/2018 1:52:58 PM

Color:

Label Curve

Sheet 3 of 5

Sheet 2 of 5

Label B&D



Subject: Cloud+ Page Label: [1] 4OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 2:00:47 PM

Color:

verify



Subject: Text Box Page Label: [1] 4OF5 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdrice

Date: 1/2/2018 1:49:38 PM

Color:



Subject: Text Box
Sheet 5 of 5

Page Label: [1] 5OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

**Author:** dsdrice **Date:** 1/2/2018 1:49:30 PM

Color:

is there a new electric easement along Marksheffel?

Subject: Callout Page Label: [1] 5OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 10:58:01 PM

Color:

Is there a new electric easement along

Marksheffel?

Sheet 4 of 5



Subject: Cloud+ Page Label: [1] 5OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/2/2018 2:01:32 PM

Color:

verify



Subject: Text Box Page Label: [1] 5OF5 Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdrice

Date: 1/3/2018 11:54:00 AM

Color:

Show and label FEMA floodplain.