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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:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) 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 S19-09-08W A DISTANCE OF 179.24 FEET), AN ARC DISTANCE OF 178.30 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 476.19 FEET;
THENCE S00-18-28E A DISTANCE OF 859.78 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 ARC DISTANCE OF 498.37 FEET;
THENCE S89-58-32E 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 S43-43-48W A DISTANCE OF 49.76 FEET;
THENCE N44-44-11W 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 N14-48-64E A DISTANCE OF 298.16 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°57'34", (THE CHORD OF WHICH BEARS N13-51-07E A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;
THENCE N14-51-00E A DISTANCE OF 108.41 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, 57.39 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;
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 3401 sf? Does this include the ROW that has the drainage improvements that will be vacated by this plat?

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, 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 HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION, A COLORADO CORPORATION

ATTEST:

SECRETARY/TREASURER

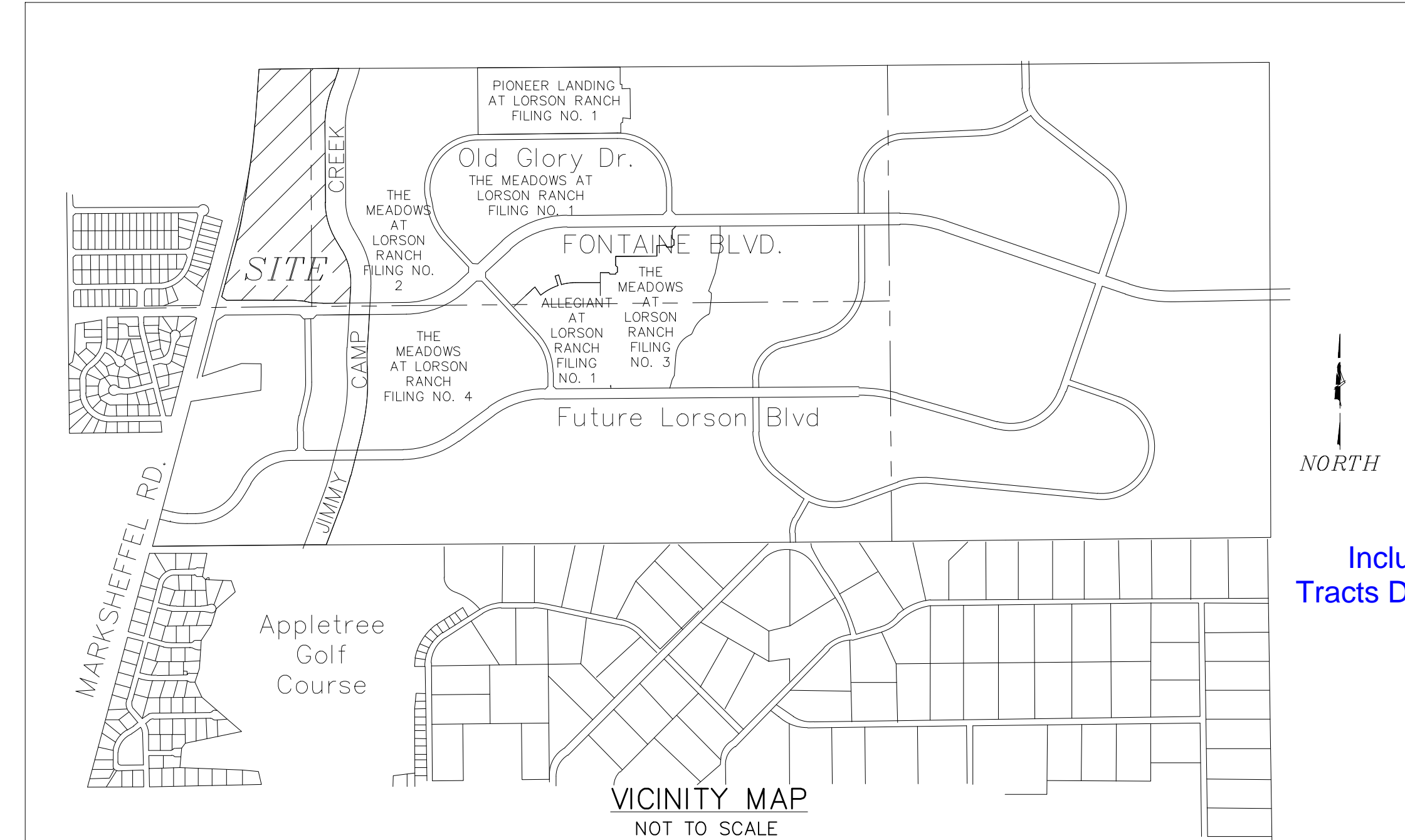
STATE OF COLORADO }
COUNTY OF EL PASO } ss

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 SPECIFIC 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 _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS NORTH FILING NO. 1" ON THIS _____ DAY OF _____, 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 LINES.

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 08041C0967 F, EFFECTIVE DATE MARCH 17, 1997. THE FLOODPLAIN WAS REVISED PER LOMR PER CASE NO. 06-06-B6493, EFFECTIVE DATE OF REVISION AUGUST 29, 2007. THE LOMR REMOVED THE FLOODPLAIN FROM THE AREA ENCOMPASSED BY THIS PLAT.

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 PURPOSES 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 pedestrian and landscape

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEY NOTES:

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 IS A 3.25 INCH ALUMINUM CAP STAMPED "15 DEVELOPERS, T15S R65W, E14 S15 W14 S14 1986, PLS 103377 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, C14, 2004, LS 16109". THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PLAT 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 IMPACT ANALYSIS.
4. 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. 21038741, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
5. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 2 AND LORSON RANCH METROPOLITAN DISTRICT NO. 7 AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF SAID DISTRICTS.
6. 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 REACHING DRAINAGE SWALES.
7. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. NO SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 16" IN HEIGHT IS ALLOWED IN THESE AREAS.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY, AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
13. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CARRIAGE MEADOWS NORTH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
14. TRACTS A THROUGH G AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT. USES FOR TRACTS IS AS FOLLOWS:

TRACT TABLE			
TRACT	SIZE (ACRES)	USE	<div>add ownership and maintenance entity for each tract</div> <div>commercial, residential or multi-family?</div> <div>PUD OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.</div>
A	1.346	DRAINAGE/PUBLIC UTILITY	
B	1.878	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE	
C	0.372	DRAINAGE/TRAILS/OPEN SPACE/PUBLIC UTILITY	
D	9.722	FUTURE DEVELOPMENT	
E	4.264	FUTURE DEVELOPMENT	
F	0.221	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE	
G	0.142	SIDEWALK/DRAINAGE/PUBLIC UTILITY/SIGNAGE	
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH DEVELOPMENT PLAN AND PRELIMINARY PLAN, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.			

FEES:

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.
 10. NOTE: RESOLUTION NO. 04-507 REGARDING ROAD ORDER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204195937 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193588.
 11. 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.
 12. ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 863651.
 13. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED DECEMBER 06, 1982 IN BOOK 3684 AT PAGE 548.
 14. 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.
 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 SECTION 14).
 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 18, 2005 AT RECEPTION NO. 205128925, DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301, RESOLUTION NO. 10-84 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 NO. 217089660.
 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 RECEPTION NO. 215062852.
 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, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 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.
 23. 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 RECEPTION NO. 205132869.
 24. 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.
 25. SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
 26. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NO. 206120724, 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.
 27. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
 28. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119, RECORDED JULY 18, 2007 AT RECEPTION NO. 207095763.
 29. 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.
 30. 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. 208093051.
 31. 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 RECEPTION NO. 208093051.
 32. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
 33. TERMS, CONDITIONS AND PROVISIONS OF PARK LANDS AGREEMENT RECORDED APRIL 19, 2011 AT RECEPTION NO. 211039089.
 34. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO RECORDED AUGUST 24, 2011 AT RECEPTION NO. 211079889.
 35. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL QUIT CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137047 AND RECORDED DECEMBER 5

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

FMIC EASEMENT REC. NO. 206127024

TRACT D
423,471 SQ. FT.
9.722 ACRES +/-

TRACT E
185,725 SQ. FT.
4.264 ACRES +/-

FONTAINE BOULEVARD
RECEPTION NO. 207107321

TRACT N
"CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

TRACT O
"CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

SCALE
NORTH ARROW
EACH SHEET

Road classification
Width

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

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

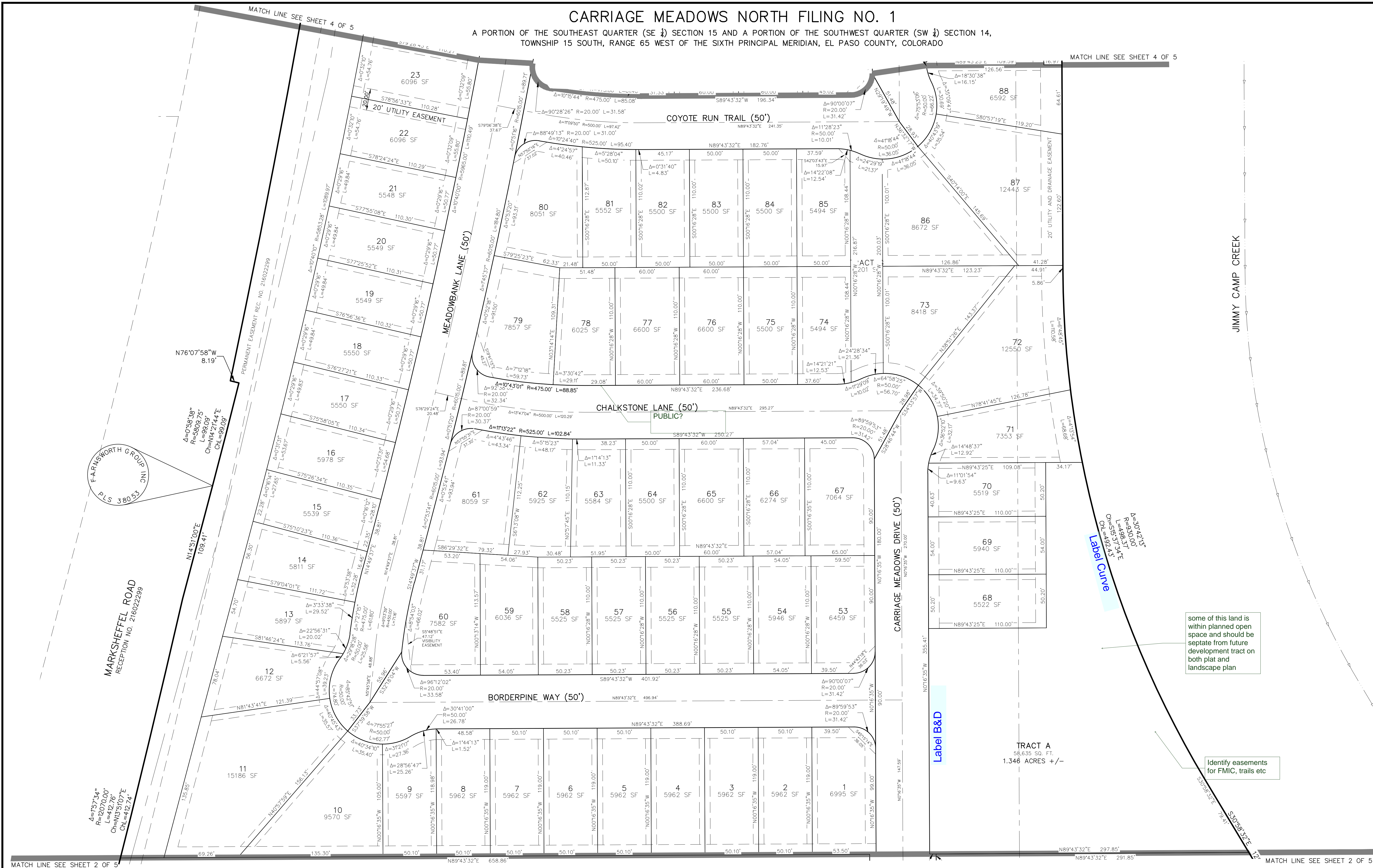
some of this land is
within planned open
space and should be
separate from future
development tract on
both plat and
landscape plan



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

Sheet 2 of 5

File: C:\Users\Carrie Meadows North\dwg\Survey\Surv Exhibits\700554BNDP.dwg Plotstamp: 12/16/2017 10:56 AM



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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

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

CENTERLINE OF 20 FOOT
SANITARY SEWER EASEMENT
BOOK 6613 PAGE 862
verify

MARKSHEFFEL ROAD
RECEPTION NO. 216022289

$\Delta=5131.33''$
 $R=12070.00''$
 $L=1164.10''$
 $Ch=N9°06'53''E$
 $ChL=1163.65''$

TRACT B
81,810 SQ. FT.
1.878 ACRES +/-

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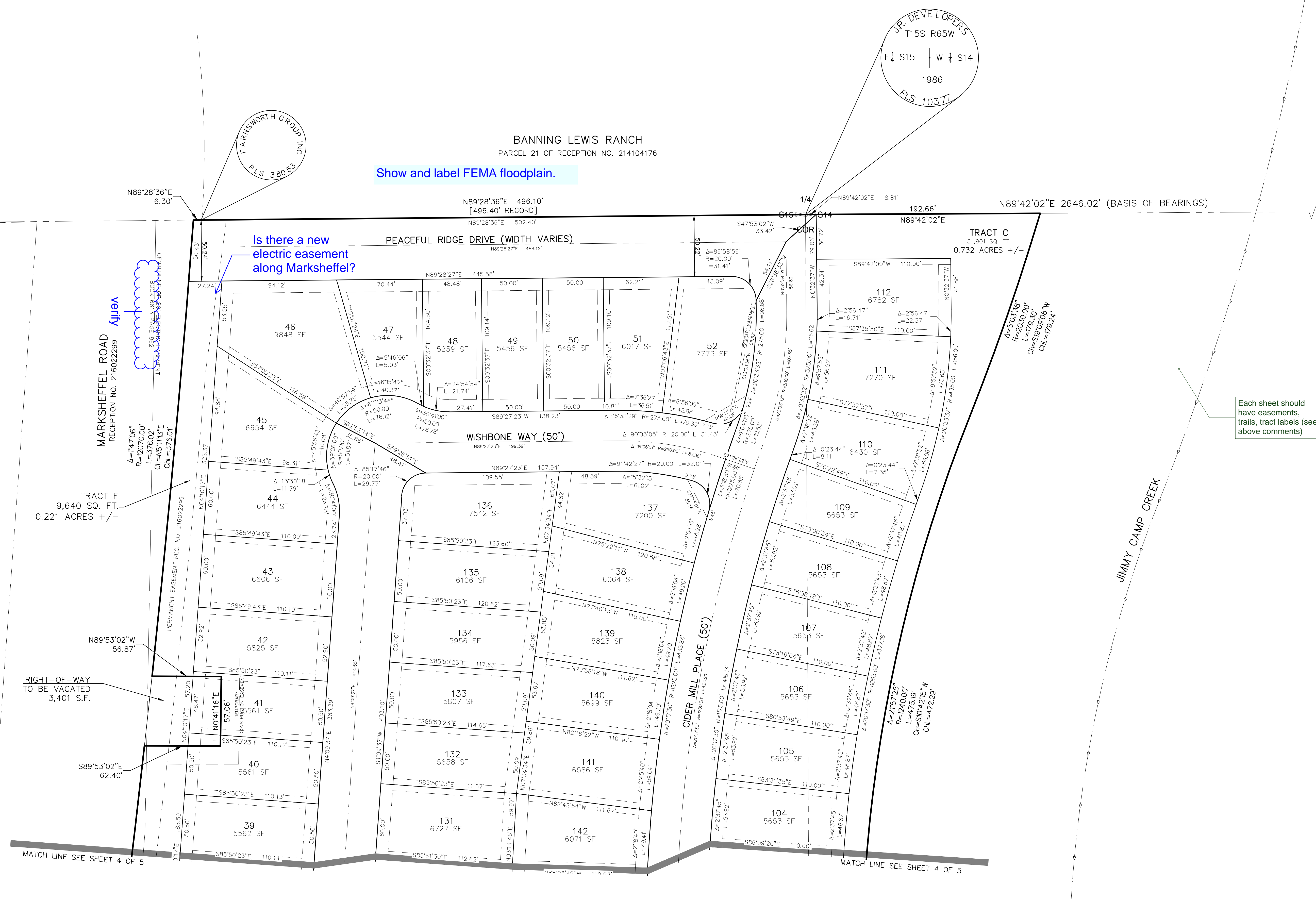
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CARRIAGE MEADOWS NORTH FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER (SE ¼) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW ¼) SECTION 14,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BANNING LEWIS RANCH
PARCEL 21 OF RECEPTION NO. 214104176

Show and label FEMA floodplain.



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

Markup Summary

AutoCAD SHX Text (187)



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Author: AutoCAD SHX Text
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PIONEER LANDING AT LORSON RANCH FILING NO. 1

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(ACRES)

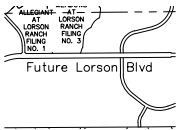
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SIZE (ACRES)

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USE



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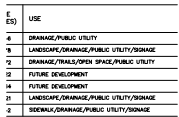
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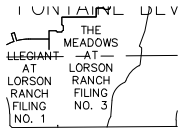
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THE MEADOWS AT LORSON RANCH FILING
NO. 4



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DRAINAGE/TRAILS/OPEN SPACE/PUBLIC
UTILITY



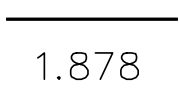
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THE MEADOWS AT LORSON RANCH FILING
NO. 3



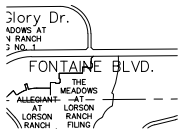
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THE MEADOWS AT LORSON RANCH FILING
NO. 1



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FONTAINE BLVD.



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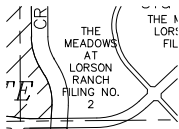
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Appletree
Golf
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Appletree Golf Course



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THE MEADOWS AT LORSON RANCH FILING
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TRACT TABLE	
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10	DRAINAGE/PUBLIC UTILITY
11	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE
12	DRAINAGE/TRAFFIC/OPEN SPACE/PUBLIC UTILITY
13	FUTURE DEVELOPMENT
14	FUTURE DEVELOPMENT
15	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE
16	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE

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LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE



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VICINITY MAP

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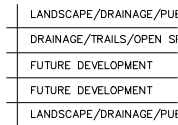
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FUTURE DEVELOPMENT

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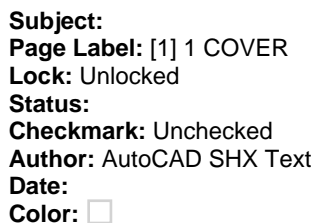
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LANDSCAPE/DRAINAGE/PUBLIC
UTILITY/SIGNAGE

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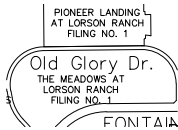
CARRIAGE MEADOWS NORTH FILING NO. 1 A
PORTION OF THE SOUTHEAST QUARTER (SE
) SECTION 15 AND A PORTION OF THE
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14) SECTION 15 AND A PORTION OF THE
SOUTHWEST QUARTER (SW) SECTION 14, A
PORTION OF THE SOUTHWEST QUARTER (SW
) SECTION 14, SOUTHWEST QUARTER (SW)
SECTION 14, 14) SECTION 14, TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, EL PASO COUNTY,
COLORADO

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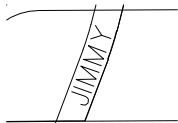
SIDEWALK/DRAINAGE/PUBLIC
UTILITY/SIGNAGE

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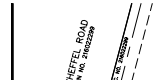


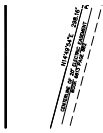
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THEY SHALL BE OWNED AND
ACTS IS AS FOLLOWS:

TRACT TABLE

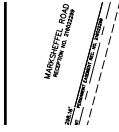
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<div> <div>USE</div> <div>DRAINAGE/PUBLIC UTILITY</div> <div>LANDSCAPE/DRAINAGE/PUBLIC</div> <div>DRAINAGE/TRAILS/OPEN SPACE</div> </div>	<div> <div>Subject:</div> <div>Page Label: [1] 1 COVER</div> <div>Lock: Unlocked</div> <div>Status:</div> <div>Checkmark: Unchecked</div> <div>Author: AutoCAD SHX Text</div> <div>Date:</div> <div>Color: <input type="checkbox"/></div> </div> <div>DRAINAGE/PUBLIC UTILITY</div>
<div>  </div>	<div> <div>Subject:</div> <div>Page Label: [1] 2OF5</div> <div>Lock: Unlocked</div> <div>Status:</div> <div>Checkmark: Unchecked</div> <div>Author: AutoCAD SHX Text</div> <div>Date:</div> <div>Color: <input type="checkbox"/></div> </div> <div>TRACT O "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1</div>
<div>  </div>	<div> <div>Subject:</div> <div>Page Label: [1] 2OF5</div> <div>Lock: Unlocked</div> <div>Status:</div> <div>Checkmark: Unchecked</div> <div>Author: AutoCAD SHX Text</div> <div>Date:</div> <div>Color: <input type="checkbox"/></div> </div> <div>MARKSHEFFEL ROAD RECEPTION NO. 216022299</div>
<div> <div>6/18/12</div> <div> <div>FONTAINE BOULEVARD</div> <div>RECEPTION NO. 207107321</div> </div> </div>	<div> <div>Subject:</div> <div>Page Label: [1] 2OF5</div> <div>Lock: Unlocked</div> <div>Status:</div> <div>Checkmark: Unchecked</div> <div>Author: AutoCAD SHX Text</div> <div>Date:</div> <div>Color: <input type="checkbox"/></div> </div> <div>FONTAINE BOULEVARD RECEPTION NO. 207107321</div>



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CENTERLINE OF 20' ELECTRIC EASEMENT
BOOK 6613 PAGE 862



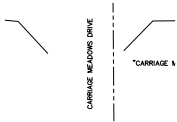
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PERMANENT EASEMENT REC. NO. 216022299



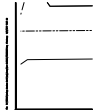
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JIMMY CAMP CREEK



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CARRIAGE MEADOWS DRIVE



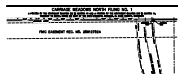
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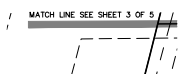
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CARRIAGE MEADOWS DRIVE (WIDTH VARIES)



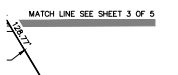
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MATCH LINE SEE SHEET 3 OF 5



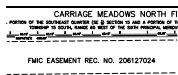
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MATCH LINE SEE SHEET 3 OF 5



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FMIC EASEMENT REC. NO. 206127024



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MEADOWBANK LANE (50')

53

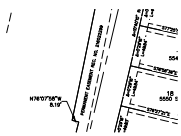
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PERMANENT EASEMENT REC. NO. 216022299

TH

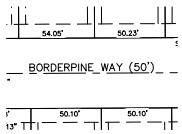
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MATCH LINE SEE SHEET 2 OF 5



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BORDERPINE WAY (50')

14

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GRO

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MATCH LINE SEE SHEET 4 OF 5

38

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3

JRTH

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SWOT

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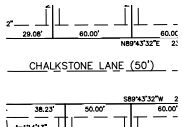
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CARRIAGE MEADOWS NORTH FILING NO. 1 A
PORTION OF THE SOUTHEAST QUARTER (SE
) SECTION 15 AND A PORTION OF THE
SOUTHWEST QUARTER (SW) SECTION 14,
14) SECTION 15 AND A PORTION OF THE
SOUTHWEST QUARTER (SW) SECTION 14, A
PORTION OF THE SOUTHWEST QUARTER (SW
) SECTION 14, SOUTHWEST QUARTER (SW)
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SOUTH, RANGE 65 WEST OF THE SIXTH
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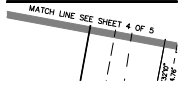
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CHALKSTONE LANE (50')



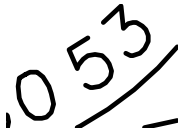
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MARKSHEFFEL ROAD RECEPTION NO.
216022299



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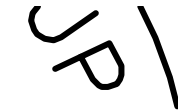
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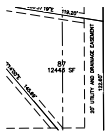
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F



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20' UTILITY AND DRAINAGE EASEMENT

PORT

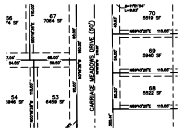
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CARRIAGE MEADOWS DRIVE (50')

11

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380

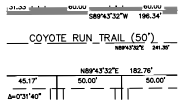
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1/2

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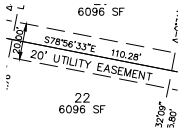
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COYOTE RUN TRAIL (50')

JIMMY CAMP CREEK

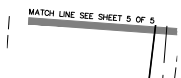
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JIMMY CAMP CREEK



Subject:
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20' UTILITY EASEMENT



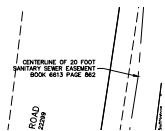
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MATCH LINE SEE SHEET 5 OF 5



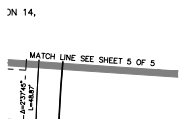
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PERMANENT EASEMENT REC. NO. 216022299



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CENTERLINE OF 20 FOOT SANITARY SEWER
EASEMENT BOOK 6613 PAGE 862



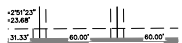
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MATCH LINE SEE SHEET 5 OF 5



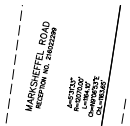
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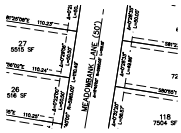
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COYOTE RUN TRAIL (50')



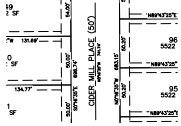
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MARKSHEFFEL ROAD RECEPTION NO.
216022299



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MEADOWBANK LANE (50')



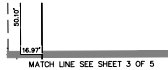
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CIDER MILL PLACE (50')



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JIMMY CAMP CREEK



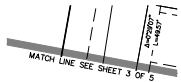
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MATCH LINE SEE SHEET 3 OF 5



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20' UTILITY EASEMENT



Subject:
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MATCH LINE SEE SHEET 3 OF 5



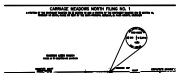
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CARRIAGE MEADOWS NORTH FILING NO. 1 A
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SECTION 15 AND A PORTION OF THE
SOUTHWEST QUARTER (SW) SECTION 14,
14) SECTION 15 AND A PORTION OF THE
SOUTHWEST QUARTER (SW) SECTION 14, A
PORTION OF THE SOUTHWEST QUARTER (SW)
SECTION 14, SOUTHWEST QUARTER (SW)
SECTION 14, 14) SECTION 14, TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, EL PASO COUNTY,
COLORADO



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CARRIAGE MEADOWS NORTH FILING NO. 1 A
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SECTION 15 AND A PORTION OF THE
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SECTION 14, SOUTHWEST QUARTER (SW)
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SOUTH, RANGE 65 WEST OF THE SIXTH
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COLORADO



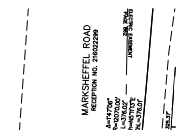
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MARKSHEFFEL ROAD RECEPTION NO.
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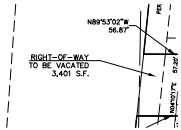
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C1/4

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C1/4



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RIGHT-OF-WAY TO BE VACATED 3,401 S.F.

38

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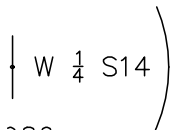
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VISIBILITY EASEMENT



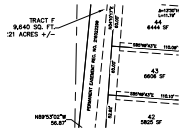
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W S1414 S14



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PERMANENT EASEMENT REC. NO. 216022299



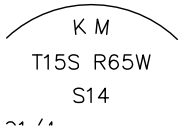
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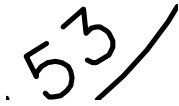
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T15S R65W



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T15S R65W



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CIDER MILL PLACE (50')

DEVI

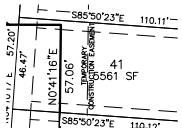
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CONSTRUCTION EASEMENT

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JRT H

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INFORMATION: DRAWING (BASIS OF BEARINGS)
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BY: JRT

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N89%%D42'02"E 2646.02' (BASIS OF BEARINGS)

10

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Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

1

14

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

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75/

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

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70/

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
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Date:
Color: ☐

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✓
FOUND 3-1/4"
ALUMINUM CAP
STAMPED AS
SHOWN

Subject:
Page Label: [1] 5OF5
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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

FOUND 3-1/4" ALUMINUM CAP STAMPED AS
SHOWN

S14

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Color: ☐

S14

380

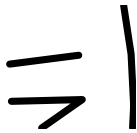
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Color: ☐

8

037

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Author: AutoCAD SHX Text
Date:
Color: ☐

3



Subject:
Page Label: [1] 5OF5
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Author: AutoCAD SHX Text
Date:
Color: ☐

I

BANNING LEWIS RANCH
PARCEL 21 OF RECEPTION NO. 214104176

589°27'23"E 158.13'
158.13' (RECORD)
589°27'23"E 158.13'

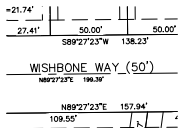
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BANNING LEWIS RANCH PARCEL 21 OF
RECEPTION NO. 214104176

103

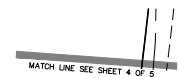
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0



Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

WISHBONE WAY (50')



Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

MATCH LINE SEE SHEET 4 OF 5

EVE

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

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PNS

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
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Author: AutoCAD SHX Text
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Color: ☐

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Author: AutoCAD SHX Text
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Color: ☐

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Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

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Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

U

PARCEL 31 OF RECEPTION 11

PROPERTY'S AREA/17	
[EASE-OUT RECORD]	
PROPERTY'S AREA/17	
PEACEFUL RIDGE DRIVE (WIDTH VARIES)	

AREA	AREA	AREA	AREA
1.00	1.00	1.00	1.00

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

PEACEFUL RIDGE DRIVE (WIDTH VARIES)

VEL

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

E

E₄ S15

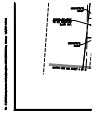
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Page Label: [1] 5OF5
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Color: ☐

E S1514 S15

ER
N (S)

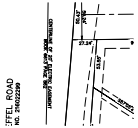
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R



Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

File: O:\70055A\Carriage Meadows
North\dwg\Survey\Surv
Exhibits\70055BNDRY.dwg Plotstamp: 12/6/2017
11:00 AM



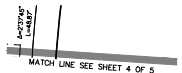
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Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

CENTERLINE OF 20' ELECTRIC EASEMENT
BOOK 6613 PAGE 862

3'41'16"E
57.06'
TEMPORARY
STRUCTION EASEL
41
561

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

TEMPORARY



Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

MATCH LINE SEE SHEET 4 OF 5

JIMMY CAMP CREEK

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

JIMMY CAMP CREEK

OPE

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

P

1986

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

1986

DE

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

D

J.R.


Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

R.


INI

Subject:
Page Label: [1] 5OF5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐


N

Subject: Callout
Page Label: [1] 1 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 12/28/2017 12:36:11 PM
Color: 

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 12:56:08 PM
Color: 


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

Subject: Callout
Page Label: [1] 1 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 12/28/2017 12:37:31 PM
Color: 


16-454 is corrected resolution

Subject: Cloud+
Page Label: [1] 1 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 12/28/2017 12:51:32 PM
Color: 

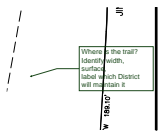
COMPLETE AS THE PUD IS RECORDED

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?

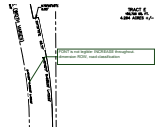
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Page Label: [1] 2OF5
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Author: dsdparsons
Date: 12/28/2017 9:57:54 AM
Color: 

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?



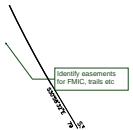
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Road classification
Width



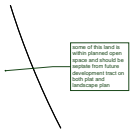
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some of this land is within planned open space and should be septate from future development tract on both plat and landscape plan



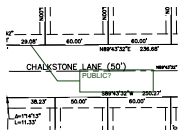
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Date: 1/2/2018 12:29:37 PM
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Identify easements for FMIC, trails etc



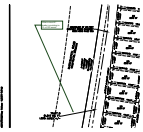
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Lock: Unlocked
Status:
Checkmark: Unchecked
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Date: 12/28/2017 10:08:39 AM
Color: ■

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



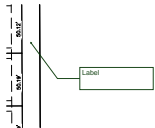
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PUBLIC?



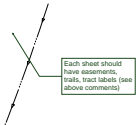
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Page Label: [1] 4OF5
Lock: Unlocked
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Checkmark: Unchecked
Author: dsdparsons
Date: 12/28/2017 10:06:31 AM
Color: ■

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)

GREEN ON PL
NEES THAT S
FIC IMPACT FE
(RESOLUTION
IT SUBMITTA

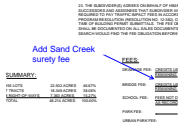
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 1/3/2018 2:19:27 PM
Color: ■

Delete

26
13 TE
RIK

Subject: Ellipse
Page Label: [1] 1 COVER
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Status:
Checkmark: Unchecked
Author: dsdrice
Date: 1/2/2018 2:07:51 PM
Color: ■

(Not a comment)



Subject: Callout
Page Label: [1] 1 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 1/4/2018 8:34:11 AM
Color: ■

Add Sand Creek surety fee

TH
12 TE
RIK

Subject: Ellipse
Page Label: [1] 1 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 1/2/2018 2:07:47 PM
Color: ■

(Not a comment)



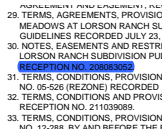
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 1/2/2018 2:09:53 PM
Color: ■

Verify that the circled easements are shown or not applicable

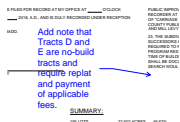


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Date: 1/3/2018 2:20:06 PM
Color: ■

duplicate of #23

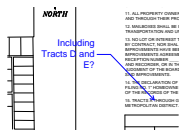


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Status:
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Date: 1/3/2018 2:01:48 PM
Color: ■



Subject: Callout
Page Label: [1] 1 COVER
Lock: Unlocked
Status:
Checkmark: Unchecked
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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.



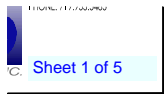
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Date: 1/3/2018 2:18:25 PM
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Including Tracts D and E?



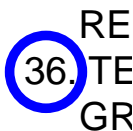
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Author: dsdrice
Date: 1/2/2018 2:08:39 PM
Color: ■

(Not a comment)



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Sheet 1 of 5



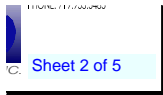
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(Not a comment)



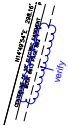
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(Not a comment)



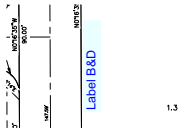
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Page Label: [1] 2OF5
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Sheet 2 of 5



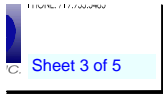
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Date: 1/2/2018 2:04:07 PM
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verify



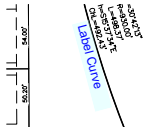
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Label B&D



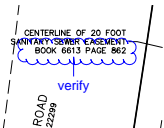
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Sheet 3 of 5



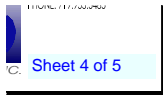
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Label Curve



Subject: Cloud+
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Date: 1/2/2018 2:00:47 PM
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verify



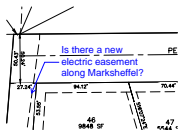
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Sheet 4 of 5



Subject: Text Box
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Date: 1/2/2018 1:49:30 PM
Color: ■

Sheet 5 of 5



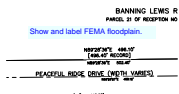
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Status:
Checkmark: Unchecked
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Date: 1/2/2018 10:58:01 PM
Color: ■

Is there a new electric easement along Marksheffel?



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.