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CARRIAGE MEADOWS NORTH FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW 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 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:

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°42'02"E ALONG SAID SOUTHERLY LINE, 192.66 FEET; THENCE CONTINUING N89°42'02"E ALONG SAID SOUTHERLY LINE, 337.26 FEET TO THE NORTHWEST CORNER OF "BUFFALO CROSSING FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 212132273 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES; (1) THENCE S17°54'37"W, 372.11 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 18°11'05", (THE CHORD OF WHICH BEARS S08°49'05"W A DISTANCE OF 289.19 FEET), AN ARC DISTANCE OF 290.41 FEET TO A POINT OF TANGENT; (3) THENCE S00°16'28"E A DISTANCE OF 615.98 FEET; (4) THENCE N89°56'30"E A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 211713116 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FIVE COURSES; (1) THENCE S00°16'28"E A DISTANCE OF 228.49 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.01 FEET, A CENTRAL ANGLE OF 30°42'13", (THE CHORD OF WHICH BEARS S15°37'54"E A DISTANCE OF 312.40 FEET), AN ARC DISTANCE OF 316.74 FEET TO A POINT OF TANGENT; (3) THENCE S30°58'40"E ALONG SAID TANGENT 128.74 FEET TO A POINT OF CURVE; (4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 34°19'12", (THE CHORD OF WHICH BEARS S13°48'14"E A DISTANCE OF 542.87 FEET), AN ARC DISTANCE OF 551.08 FEET TO A POINT OF TANGENT; (5) THENCE S03°20'53"W A DISTANCE OF 175.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS RECORDED UNDER RECEPTION NO. 207107321 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES;

(1) THENCE S89°26'47"W A DISTANCE OF 308.38 FEET; (2) THENCE N74°27'51"W A DISTANCE OF 32.48 FEET; (3) THENCE S89°26'47"W A DISTANCE OF 183.56 FEET; (4) THENCE N87°29'04"W A DISTANCE OF 87.83 FEET; (5) THENCE N47°38'58"W A DISTANCE OF 61.43 FEET; (6) THENCE N83°58'53"W A DISTANCE OF 90.63 FEET; (7) THENCE S43°43'07"W A DISTANCE OF 49.76 FEET; (8) THENCE N84°44'52"W A DISTANCE OF 81.43 FEET; (9) THENCE S89°26'47"W A DISTANCE OF 678.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;

(1) THENCE N35°13'35"W A DISTANCE OF 114.30 FEET; (2) THENCE N14°49'54"E A DISTANCE OF 298.16 FEET; (3) 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°51'07"E A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET; (4) THENCE N14°51'00"E A DISTANCE OF 109.41 FEET; (5) 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°21'44"E A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET; (6) THENCE N76°07'58"W A DISTANCE OF 8.19 FEET; (7) 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°06'53"E A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE OF 1164.10 FEET; THENCE N06°13'25"E A DISTANCE OF 57.38 FEET; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES;

(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'00", (THE CHORD OF WHICH BEARS N05°11'12"E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15; (2) THENCE N89°28'36"E 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°28'36"E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING.SAID PARCEL CONTAINS A CALCULATED AREA OF 2,991,075 SQUARE FEET (68.666 ACRES), MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, F, AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE 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.

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

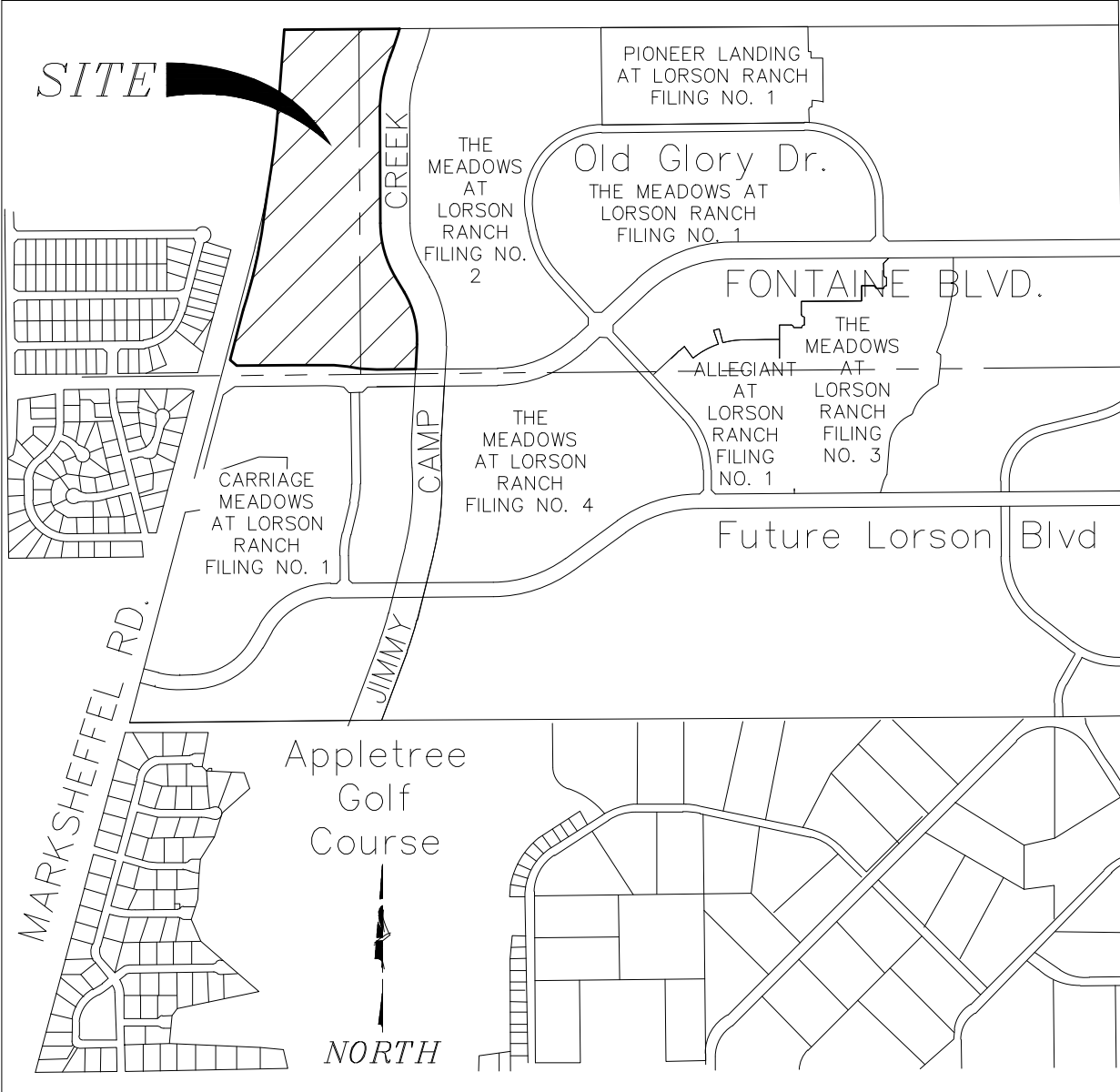
STATE OF COLORADO }
COUNTY OF EL PASO } ss

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: _____



VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS 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 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:
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: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS D AND E FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON, LLC. APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS NORTH FILING NO. 1.

BY: JEFF MARK, DIRECTOR, LORSON, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY 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 _____ 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 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 THIS PLAT.

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

NOTICE:
ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN **THREE** YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN **TEN** YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

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 "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 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: 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 IMPACT ANALYSIS.

5. ALL DEVELOPMENT WITHIN "CARRIAGE MEADOWS NORTH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS NORTH 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 HEARINGS.

6. 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.

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 REACHING DRAINAGE SWALES.

8. 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.

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

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

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

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 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.

14. 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.

15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.

16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH "CARRIAGE MEADOWS AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED JULY 23, 2008 AT RECEPTION NO. 208083052.

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 THE LISTED SPECIES.

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

19. EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

20. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:

- A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
- B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
- C. DEVELOPMENT AGREEMENT NO. 3 RECEPTION NO. _____.
- D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. _____.
- E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
- F. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.

21. THE PROPERTY IS THE SUBJECT OF A LANDSCAPE PLAN ENTITLED "LORSON RANCH CARRIAGE MEADOWS NORTH LANDSCAPE PLAN" RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY RECORDS.

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 AND MILL LEVY.

SURVEY NOTES: (CONT.)

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 EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), 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.

24. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC, DATED JANUARY 16, 2018 @ 7:30 A.M. FILE NO. 54291UTC, HAS BEEN REVIEWED AS IT RELATES TO THIS PLAT. THE FOLLOWING EXCEPTIONS FROM SCHEDULE B - SECTION II ARE HEREBY NOTED;

A - 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. (NOT SHOWN, LOCATION UNKNOWN.)

B - 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. (AS SHOWN.)

C - 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. (NOT SHOWN, LOCATION UNKNOWN.)

D - TERMS, CONDITION, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NOA. 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. (AS SHOWN.)

E - 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. (AS SHOWN.)

F - 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. (AS SHOWN.)

G - 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. (AS SHOWN.)

25. TRACTS D AND E ARE NO-BUILD TRACTS AND REQUIRE REPLAT AND PAYMENT OF APPLICABLE FEES PRIOR TO DEVELOPMENT.

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	1.346	LRMD/LRMD	DRAINAGE/PUBLIC UTILITY/OPEN SPACE
B	1.878	LRMD/LRMD	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE
C	0.732	LRMD/LRMD	DRAINAGE/TRAILS/OPEN SPACE/PUBLIC UTILITY
D	9.722	LORSON, LLC	FUTURE COMMERCIAL DEVELOPMENT
E	4.264	LORSON, LLC	FUTURE COMMERCIAL DEVELOPMENT
F	0.221	LRMD/LRMD	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE
G	0.142	LRMD/LRMD	SIDEWALK/DRAINAGE/PUBLIC UTILITY/SIGNAGE
LRMD = LORSON RANCH METRO DISTRICT			

What are the acreages for the jimmy camp creek tract(s)? Fix the tract table and the legal description. Please verify all tract sizes and legal.

SUMMARY:

155 LOTS	22,502 ACRES	46.67%
7 TRACTS	18,305 ACRES	37.97%
8 RIGHT-OF-WAYS	7,407 ACRES	15.36%
TOTAL	48,214 ACRES	100.00%

FEES:

DRAINAGE FEE:	CREDITS USED THIS FILING	\$ 470,948.00
SAND CREEK SURETY FEE:		\$ 210,869.00

BRIDGE FEE:	CREDITS USED THIS FILING	\$ 22,027.00
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SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
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PARK FEE: _____

URBAN PARK FEE: _____

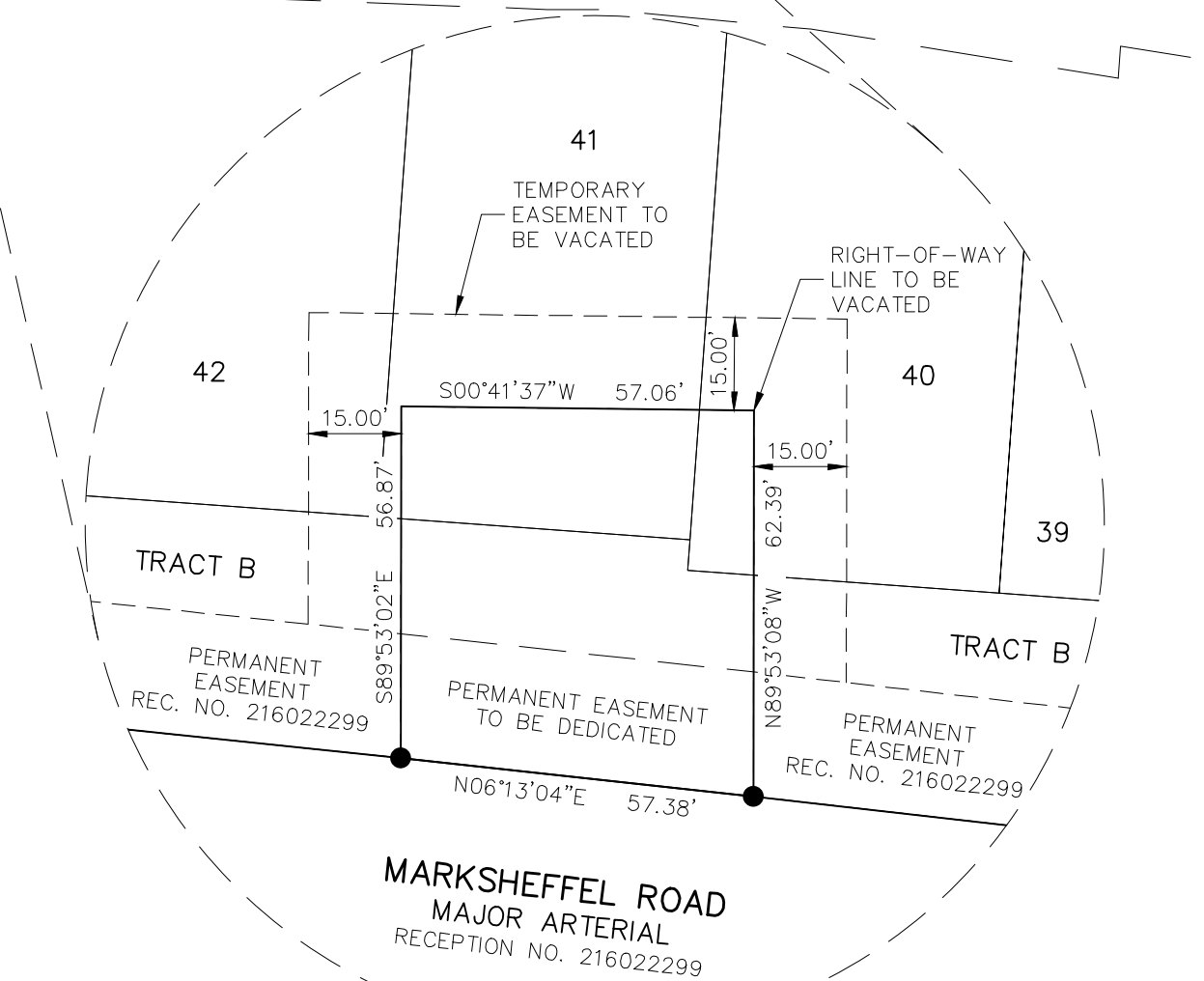
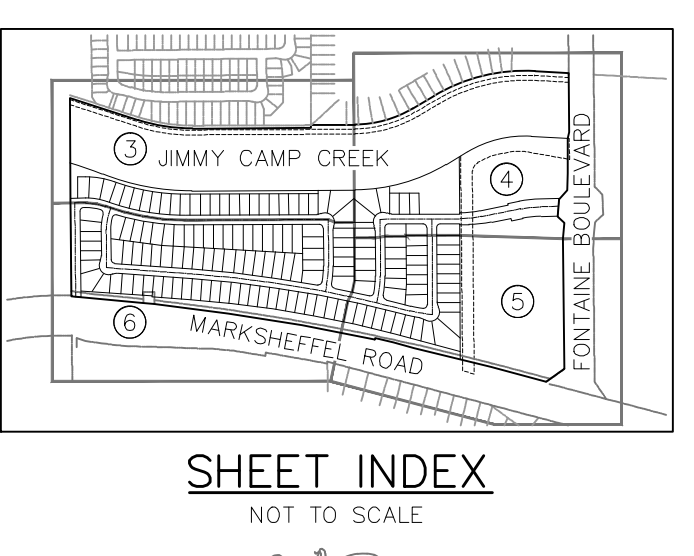
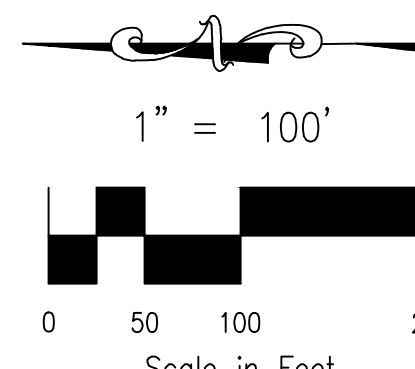
FINAL PLAT
CARRIAGE MEADOWS NORTH
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CARRIAGE MEADOWS NORTH FILING NO. 1

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



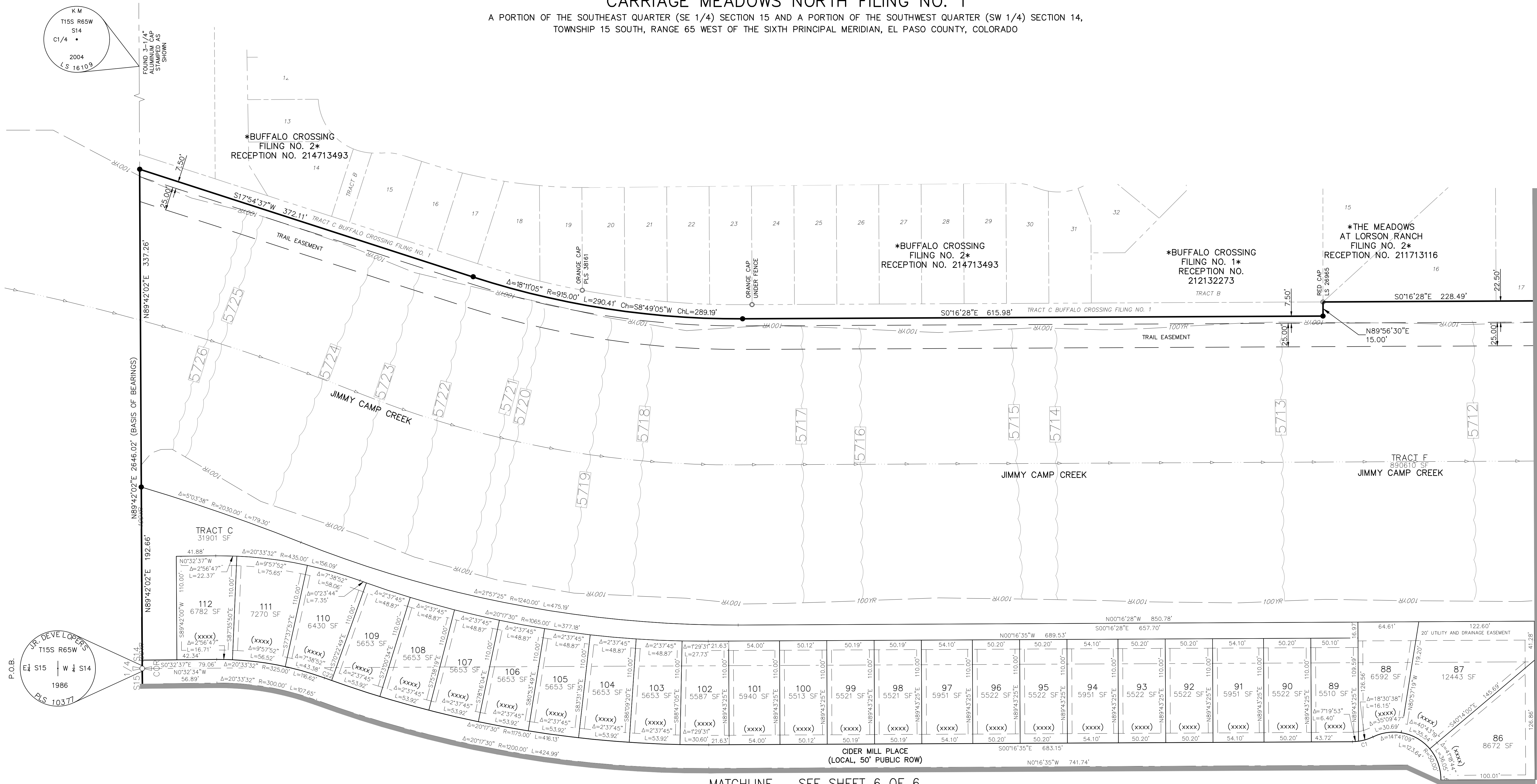
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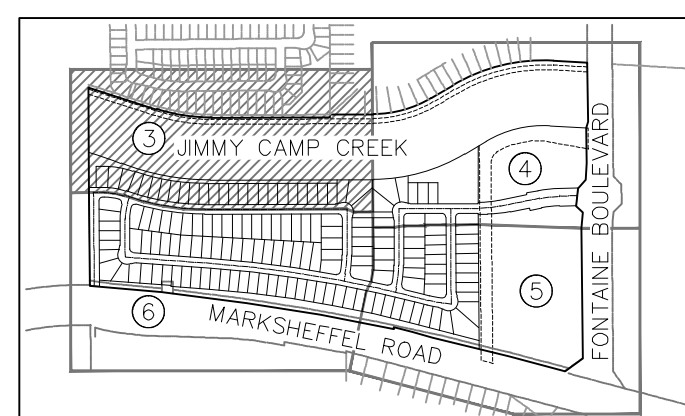
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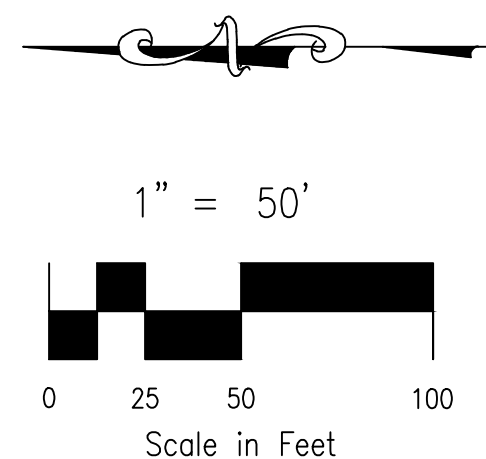
MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 6 OF 6



SHEET INDEX
NOT TO SCALE

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	22.55	50.00	25°50'31"
C22	8.11	1175.00	0°23'44"



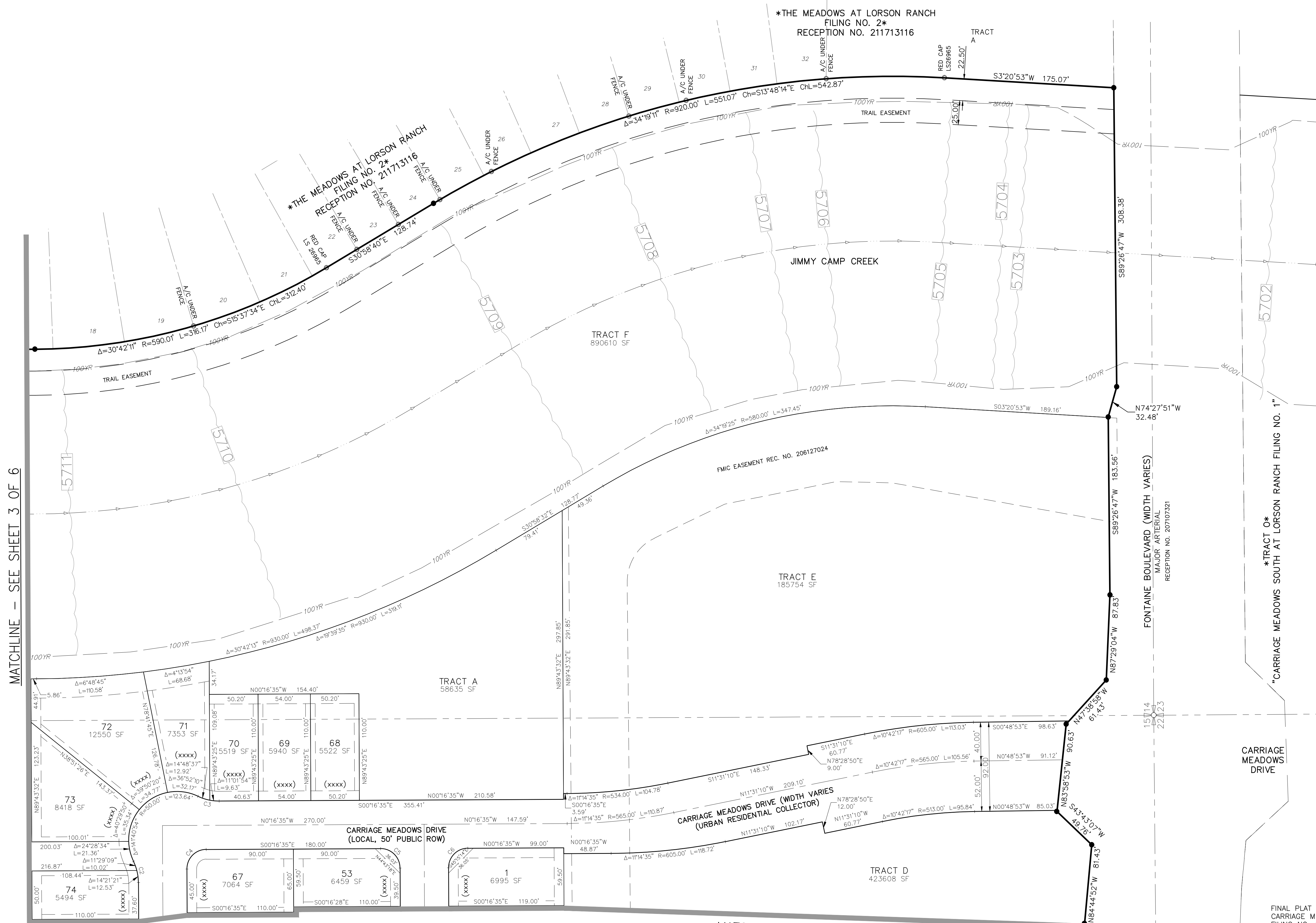
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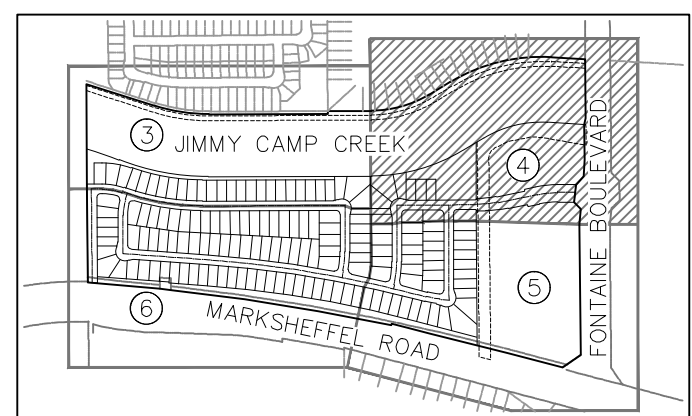
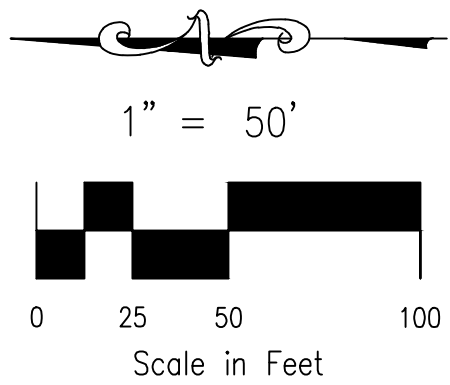
20 BOULDER CRESCENT, SUITE 110
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TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	22.55	50.00	25°50'31"
C3	22.55	50.00	25°50'31"
C4	31.42	20.00	89°59'53"
C5	31.42	20.00	90°00'07"
C6	31.42	20.00	89°59'53"



SHEET INDEX
NOT TO SCALE



20 BOULDER CRESCENT, SUITE 110
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MATCHLINE - SEE SHEET 3 OF 6

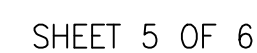
MATCHLINE - SEE SHEET 5 OF 6

MATCHLINE - SEE SHEET 5 OF 6

FINAL PLAT
CARRIAGE MEADOWS NORTH
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TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

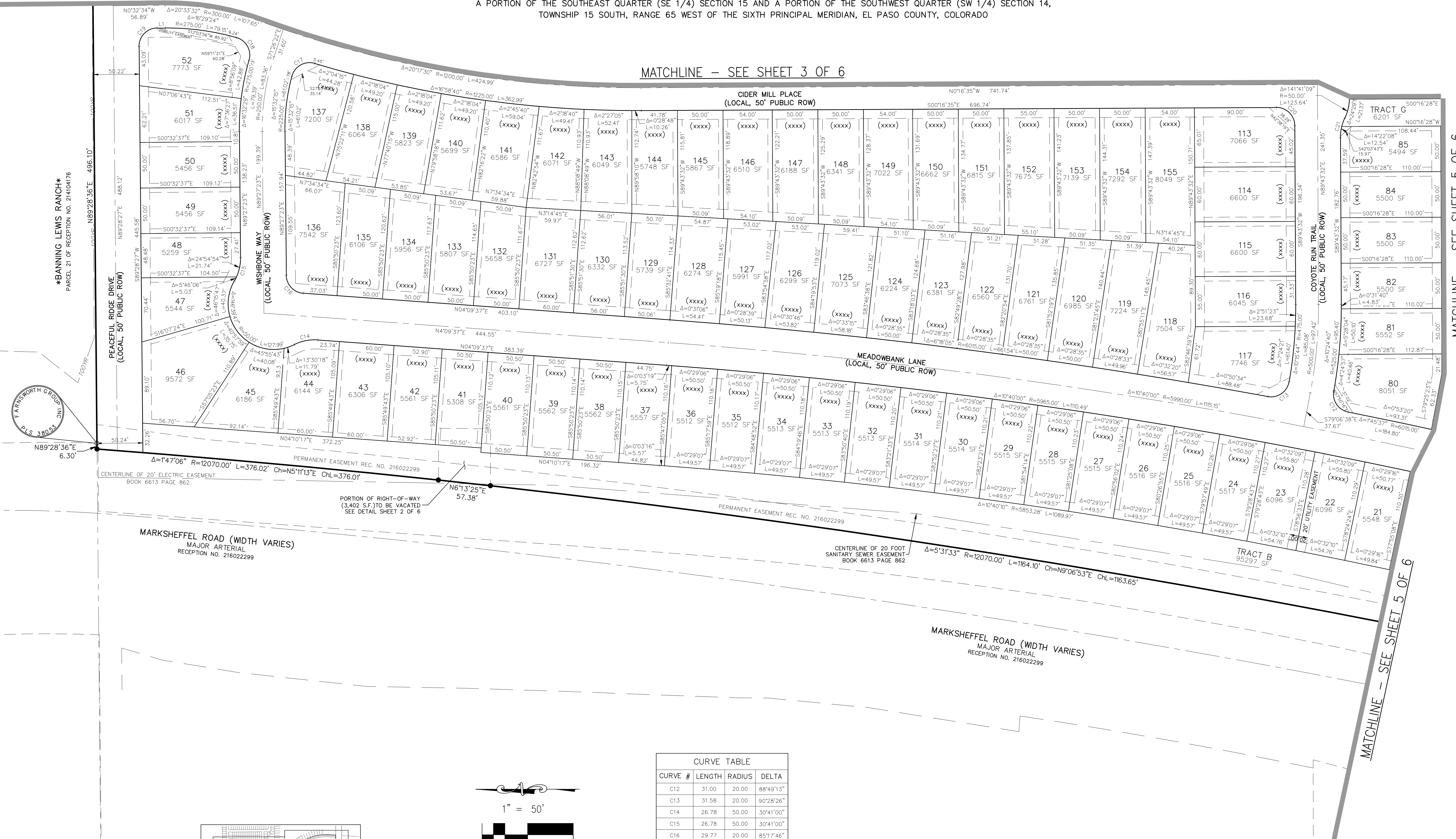
MATCHLINE - SEE SHEET 4 OF 6



CARRIAGE MEADOWS NORTH FILING NO. 1

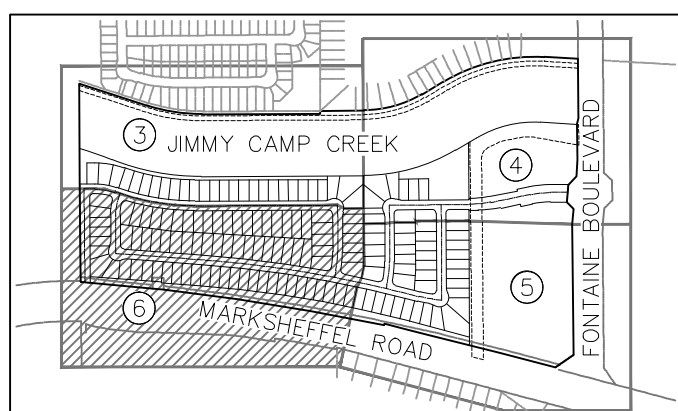
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MATCHLINE - SEE SHEET 3 OF 6

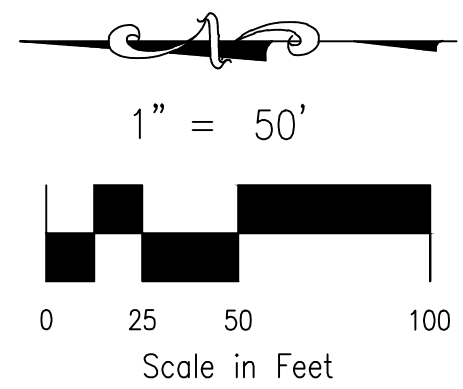


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	31.00	20.00	88°49'13"
C13	31.58	20.00	90°28'26"
C14	26.78	50.00	30°41'00"
C15	26.78	50.00	30°41'00"
C16	29.77	20.00	85°17'46"
C17	32.01	20.00	91°42'27"
C18	31.43	20.00	90°03'05"
C19	31.41	20.00	89°58'59"
C20	31.42	20.00	90°00'07"
C21	22.55	50.00	25°50'31"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	8.90	N00°32'34"W



SHEET INDEX
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