

THE HILLS AT LORSON RANCH FILING NO. 2

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
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, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2665 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1,352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590;

THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 285.16 FEET;

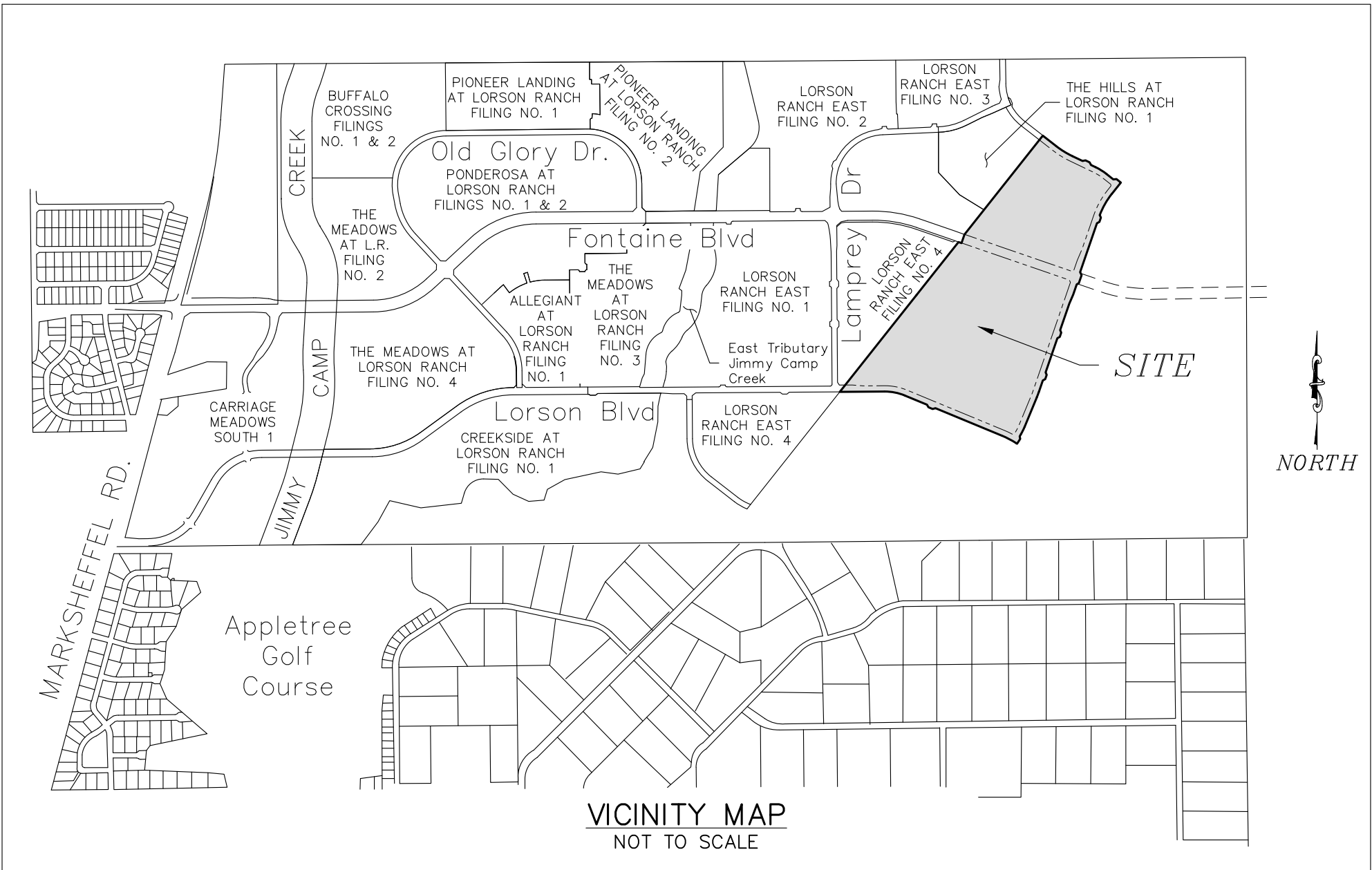
THENCE N38°22'41"E A DISTANCE OF 447.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1";

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;
1) THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;
2) THENCE N18°59'47"E, A DISTANCE OF 99.90 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE N38°22'41"E ALONG SAID NORTHWESTERLY LINE, 1,382.69 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;
THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;
THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;
THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;
THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;
THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;

THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;
THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;
THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;
THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;
THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 396.74 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;
THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;
THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;
THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;
THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;
THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;
THENCE N56°58'07"W, A DISTANCE OF 9.29 FEET;
THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;
THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;
THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;
THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;
THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;
THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;
THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 4,602.394 S.F. (105.656 ACRES MORE OR LESS).



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 IMPROVEMENT, 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. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. SEE PLAT NOTES ON SHEET 2 FOR EASEMENT CONDITIONS, RESTRICTIONS, AND OBLIGATIONS.

FLOOD PLAIN CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976G DATED DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.

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 "THE HILLS AT LORSON RANCH FILING NO. 2". 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:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY
JEFF MARK, AUTHORIZED SIGNER, FOR:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 SEPTEMBER 23, 2021 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 _____, 2021.

VERNON P. TAYLOR _____ DATE _____
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE HILLS AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____.

CLERK AND RECORD'S CERTIFICATE:

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 _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

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

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

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	3.052	LRMD/LRMD	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
B	0.460	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
C	0.253	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
D	4.734	LRMD/LRMD	DRAINAGE/SIGNAGE/DETENTION/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
E	2.266	LRMD/LRMD	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
F	0.148	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
G	0.419	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
H	9.446	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/ELECTRIC EASEMENTS
I	14.448	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/ELECTRIC EASEMENTS
TOTAL	35.226		
LRMD = LORSON RANCH METRO DISTRICT			

SUMMARY:

398 LOTS	44.061 ACRES	41.70%
9 TRACTS	35.226 ACRES	33.34%
RIGHTS-OF-WAY	26.369 ACRES	24.96%
TOTAL	105.656 ACRES	100.00%

FEES:

DRAINAGE FEE: _____ \$ 722,717.00

JIMMY CAMP CREEK SURETY FEE: _____ \$ 266,557.00

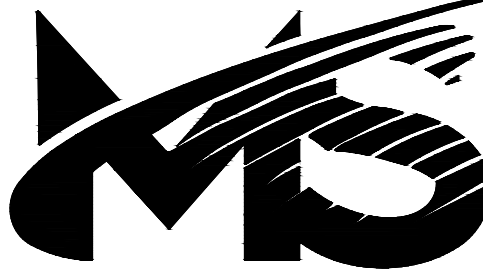
BRIDGE FEE: _____ \$ 33,799.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

REGIONAL PARK FEE: _____ \$ 183,080.00

URBAN PARK FEE: CREDITS _____

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 11/01/2021
DATE REVISED:



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

PCD FILE NUMBER _SF--XX--XXX_

CIVIL CONSULTANTS, INC.

SHEET 1 OF 9

THE HILLS AT LORSON RANCH FILING NO. 2

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHWEST BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566" AND AT THE NORTHEAST WITH A NO. 5 REBAR AND 2 INCH ALUMINUM CAP STAMPED "LS 29413". SAID LINE IS ASSUMED TO BEAR N38°22'41"E A DISTANCE OF 1352.92 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY CBST ESCROW, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2021 AT 8:00 AM, FILE NO. 213292, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- i. (TC#9) THE PROPERTY MAY BE SUBJECT TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND AS CONTAINED AND GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN EASEMENT RECORDED AUGUST 20, 1964 IN BOOK 2030 AT PAGE 238.
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED APRIL 03, 1974 IN BOOK 2665 AT PAGE 715. SAID EASEMENT WAS ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC., A COLORADO CORPORATION BY THE INSTRUMENT RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 06, 2004 AT RECEPTION NO. 204055084.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 3, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197513, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 3, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197520, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209874 AND APRIL 15, 2005 AT RECEPTION NO. 205053570. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197514, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197521, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875 AND APRIL 15, 2005 AT RECEPTION NO. 205053571. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 5 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 5, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197515, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 5, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197522, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209876, APRIL 15, 2005 AT RECEPTION NO. 205053572 AND APRIL 21, 2005 AT RECEPTION NO. 205056118. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.

GENERAL PLAT NOTES: (CONT.)

- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056119. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408. RESOLUTION NO. 12-196 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.
- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-426 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207028942.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.
- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2, LLLP, A COLORADO LIMITED LIABILITY PARTNERSHIP TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137051, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- xv. (TC#23), THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER: COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013. RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.

GENERAL PLAT NOTES: (CONT.)

- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED MAY 01, 2018 AT RECEPTION NO. 218049450.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED OCTOBER 02, 2018 AT RECEPTION NO. 218115304.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO RIGHTS OF WAY AND EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENTS RECORDED JUNE 25, 2019 AT RECEPTION NOS. 219070477, 219070479, 219070480 AND 219070481.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
- xxii. (TC#30) THE PROPERTY MAY BE 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 JANUARY 30, 2020 AT RECEPTION NO. 220013467.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-422 REGARDING APPROVAL OF THE HILLS AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP PCD FILE NO.: RECORDED DECEMBER 08, 2020 AT RECEPTION NO. 220200115.
- xxiv. (TC#32) THE PROPERTY MAY BE 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 DECEMBER 28, 2020 AT RECEPTION NO. 220211669.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211670. AMENDED HILLS AT LORSON RANCH DIMENSIONAL STANDARDS & GUIDELINES PCD FILE NO.: PUD 23-008 IN CONNECTION THEREWITH RECORDED JULY 23, 2021 AT RECEPTION NO. 221140792.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 - THE HILLS AT LORSON RANCH FILING NO. 1 AS DISCLOSED BY RESOLUTION NO. 21-300 RECORDED AUGUST 03, 2021 AT RECEPTION NO. 221147298.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RECORD OF ADMINISTRATIVE ACTION APPROVAL OF A FINAL PLAT FOR HILL AT LORSON RANCH FILING NO. 1 (SF-21-010) RECORDED AUGUST 27, 2021 AT RECEPTION NO. 221163017.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "THE HILLS AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

GENERAL PLAT NOTES: (CONT.)

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:
NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE HILLS AT LORSON RANCH FILING NO. 2" 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. 220211669.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. 220211670.
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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 21-300, 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 221147298, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE HILLS AT LORSON RANCH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "GEOLOGY AND SOILS STUDY, THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP ON MAY 22, 2020, JOB NO. 193922) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP-20-003) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS,FAULTS, SEISMICITY, RADON, EROSION, STEEP SLOPES, AND FILL SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

GENERAL PLAT NOTES: (CONT.)

22. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. _____.
23. ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS D, G, H, J, K, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN THE HILLS AT LORSON RANCH FILING NO. 1.
24. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
25. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
26. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
27. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.
28. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. _____.

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 11/01/2021
DATE REVISED:

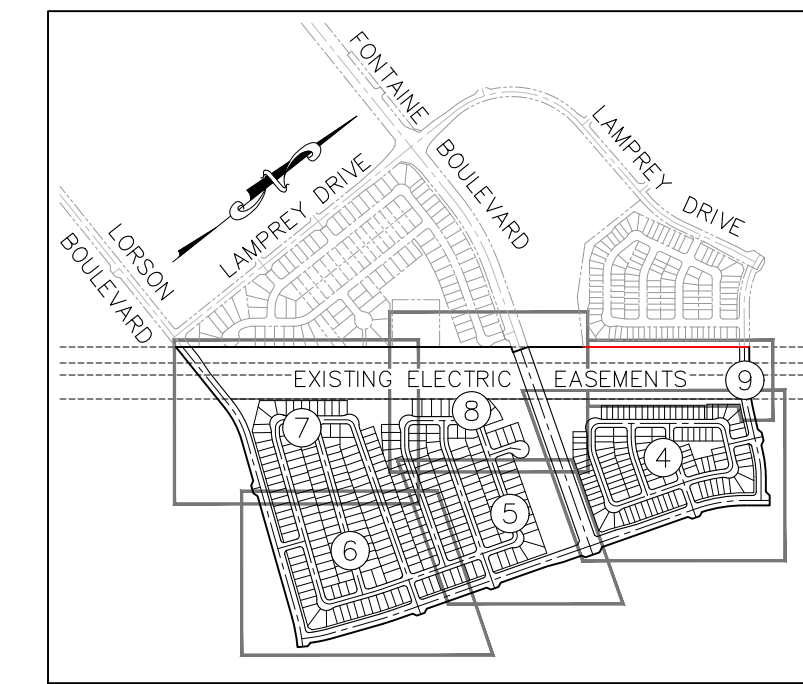


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

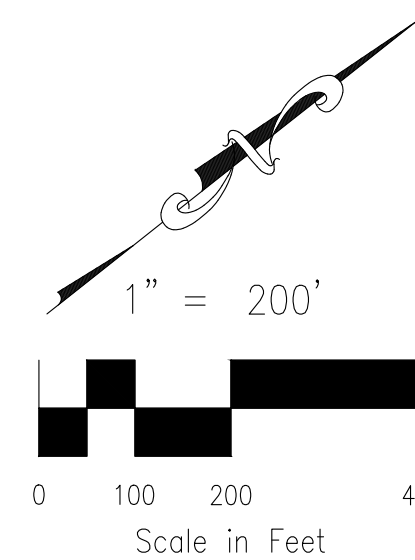
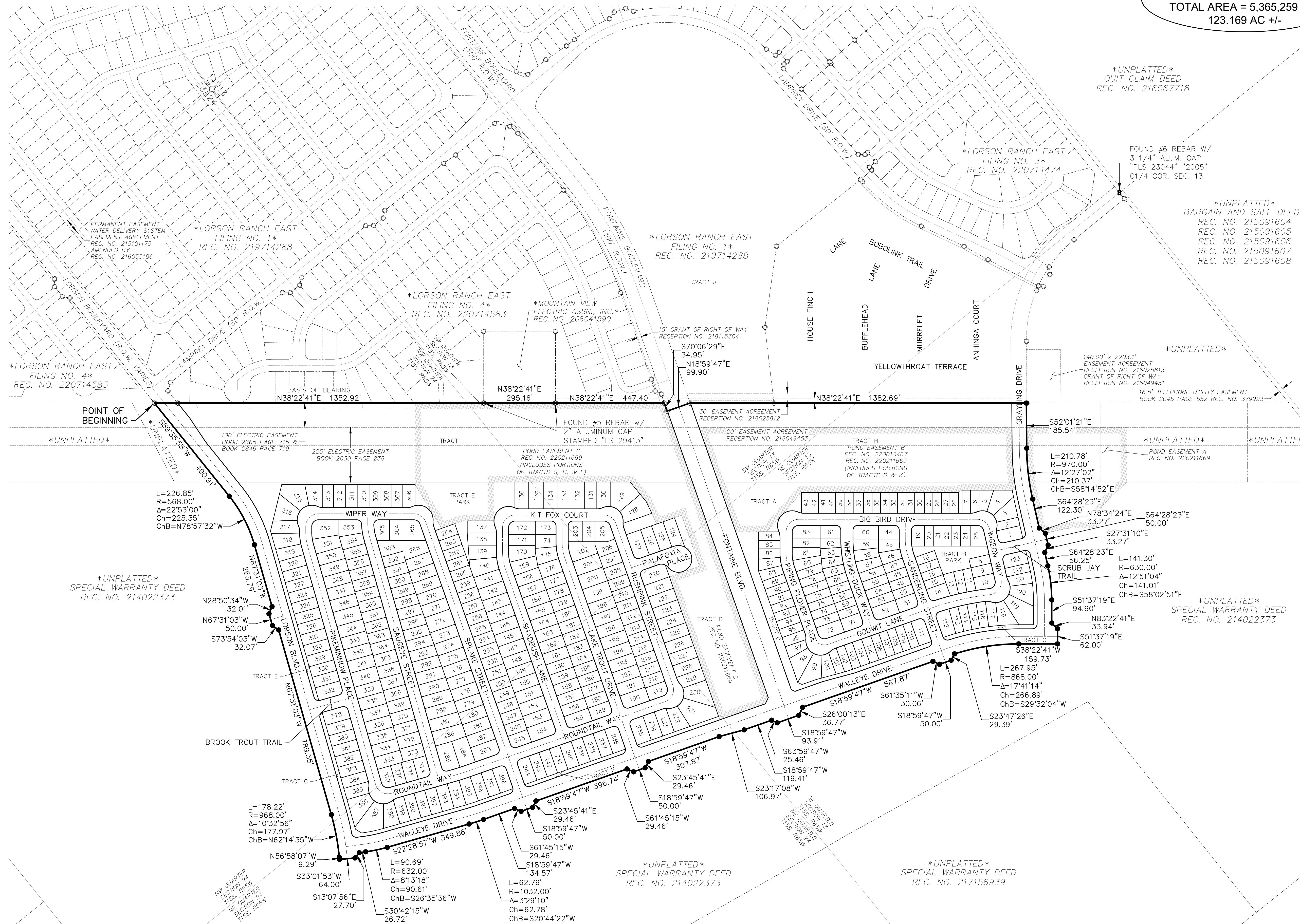
THE HILLS AT LORSON RANCH FILING NO. 2

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

THE HILLS AT
LORSON RANCH FILING NO. 1
TOTAL AREA = 5,365,259 S.F.
123.169 AC +/-



SHEET INDEX
NOT TO SCALE



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE

NOT A PART

PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 11/01/2021
DATE REVISED:



212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.953.5485

PCD FILE NUMBER _SF-XX-XXX_

CIVIL CONSULTANTS, INC.

SHEET 3 OF 9

SEE SHEET 8 OF 9

SEE SHEET 9 OF 9

THE HILLS AT LORSON RANCH FILING NO. 2

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

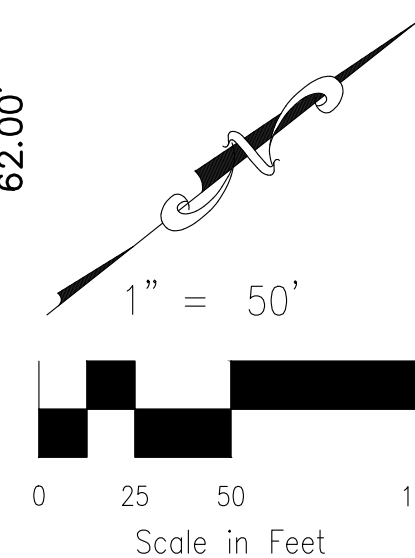
SEE SHEET 9 OF 9



SHEET INDEX
NOT TO SCALE

POND EASEMENT A
REC. NO. 220211669

UNPLATTED
WARRANTY DEED
REC. NO. 214022373



RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S49°59'44"E
(R)2	N78°57'02"W
(R)3	N37°57'19"E
(R)4	S64°52'28"E
(R)5	N42°25'47"W
(R)6	S17°31'55"W
(R)7	N42°33'10"E
(R)8	N85°28'52"W
(R)9	N30°06'22"E
(R)10	S27°37'24"W
(R)11	N11°13'34"E
(R)12	S66°25'06"E
(R)13	S60°42'20"E
(R)14	S57°19'33"E
(R)15	S25°34'13"W
(R)16	S56°42'40"E
(R)17	S31°20'02"W
(R)18	S26°13'20"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- /// PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
- 5' WIDE TRAIL
- (KE-D) MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

POND EASEMENT B
REC. NO. 220013467
REC. NO. 220211669

TRACT A
132,945 SF
3.052 AC +/-

TRACT H
411,482 SF
9.446 AC +/-

BIG BIRD DRIVE (50' PUBLIC R.O.W.)

TRACT B
20,046 SF
0.460 AC +/-

TRACT C
11,026 SF
0.253 AC +/-

UNPLATTED
WARRANTY DEED
REC. NO. 214022373

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL15	20.00	75°31'21"	26.36
C1	60.00	12°25'42"	13.01
C2	60.00	11°07'41"	11.65
C3	60.00	23°30'48"	24.62
C4	60.00	10°18'15"	10.79
C5	60.00	91°31'32"	9.63
C6	60.00	14°21'51"	15.04
C7	60.00	2°42'38"	2.84
C8	60.00	20°50'45"	21.83

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	225.00	4°38'54"	18.25
C10	175.00	10°03'54"	30.74
C11	175.00	91°19'00"	28.46
C12	225.00	6°04'01"	23.83
C13	60.00	9°04'44"	9.51
C14	465.00	2°40'34"	21.72
C15	175.00	8°16'19"	25.27
C16	20.00	8°37'37"	3.01
C17	20.00	81°22'23"	28.40

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C18	20.00	80°46'35"	28.20
C19	20.00	7°46'13"	2.71
C20	60.00	1°52'42"	1.97
C21	60.00	2°30'13"	24.11
C22	60.00	17°54'40"	18.76
C23	60.00	22°16'47"	23.33
C24	555.00	0°41'43"	6.74

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	20.00	90°00'00"	31.42
RC2	27.00	23°33'23"	24.67
RC3	27.00	77°08'56"	36.36
RC4	60.00	23°33'23"	24.67
RC5	27.00	90°00'00"	42.41
RC6	60.00	23°33'23"	24.67
RC7	60.00	23°33'23"	24.67

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC8	27.00	90°00'00"	42.41
RC9	60.00	23°33'23"	24.67
RC10	20.00	88°46'10"	30.99
RC11	20.00	91°20'17"	31.88
RC12	20.00	88°32'48"	30.91
RC13	60.00	24°54'19"	26.08
RC14	27.00	96°34'54"	45.51
RC15	60.00	16°35'52"	17.38

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 2
DATE PREPARED: 11/01/2021
DATE REVISED:



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

PCD FILE NUMBER_SF-XX-XXX

SHEET 4 OF 9

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

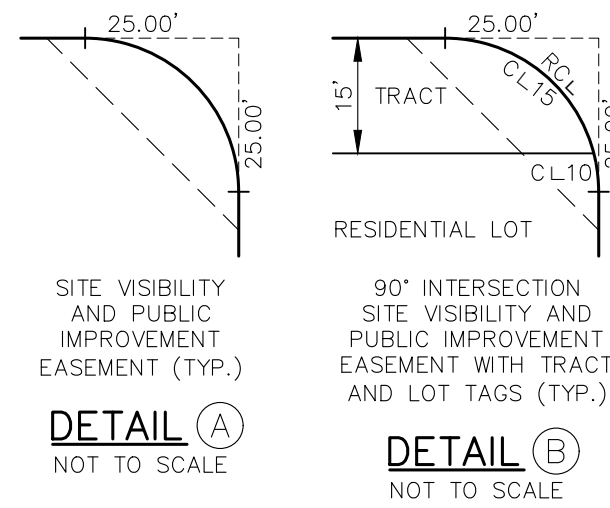
The map shows a residential area with several streets: LORSON BOULEVARD, LAMPREY DRIVE, FONTAINE BOULEVARD, and LAMPREY DRIVE. A compass rose indicates North is towards the top-left. The map highlights 'EXISTING ELECTRIC EASEMENTS' with a hatched pattern and 'PROPOSED EASEMENT LOCATIONS' with a solid grey pattern. The proposed easements are numbered 1 through 9. The map also shows a large building complex and a parking lot area.

SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC16	60.00	23°33'23"	24.67
RC17	27.00	90°00'00"	42.41
RC18	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C25	60.00	20°09'49"	21.12
C26	60.00	9°07'12"	9.55
C27	60.00	14°26'11"	15.12

LINE #	BEARING
(R)19	S15°36'13"W
(R)20	S56°34'02"E
(R)21	N04°31'08"E
(R)22	S33°28'26"W



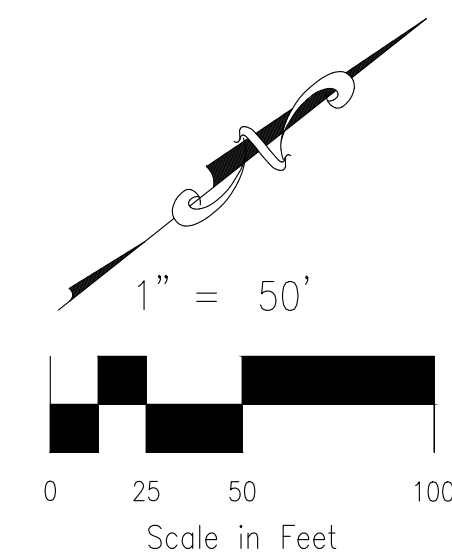
SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25/96B" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25/96B" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
_____	BOUNDARY LINE
_____	PROPERTY LINE
_____	RIGHT OF WAY LINE
_____	CENTERLINE
- - - - -	EASEMENT LINE
_____	ADJACENT SUBDIVISION LINE
- - - - -	ADJACENT PROPERTY LINE
_____	EXISTING RIGHT OF WAY LINE
_____	EXISTING CENTERLINE
_____	EXISTING EASEMENT
_____	SECTION/QUARTER SECTION LINE
████████	MATCHLINE

/// // /// //

PRIVATE DETENTION BASIN/STORMWATER
QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT
REC. NO. 220211669

5' WIDE TRAIL

MAIL KIOSK EASEMENT
SEE DETAILS SHEET 10



FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 11/01/2021
DATE REVISED:



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

PCD FILE NUMBER SF-XX-XXX

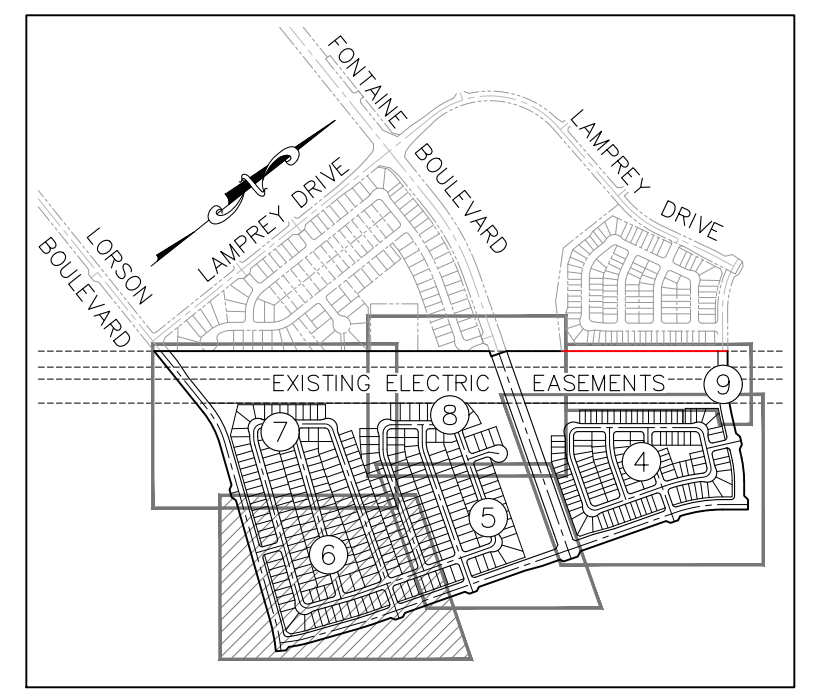
CIVIL CONSULTANTS, INC.

HEET 5 OF 9

THE HILLS AT LORSON RANCH FILING NO. 2

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

SEE SHEET 7 OF 9



SHEET INDEX
NOT TO SCALE

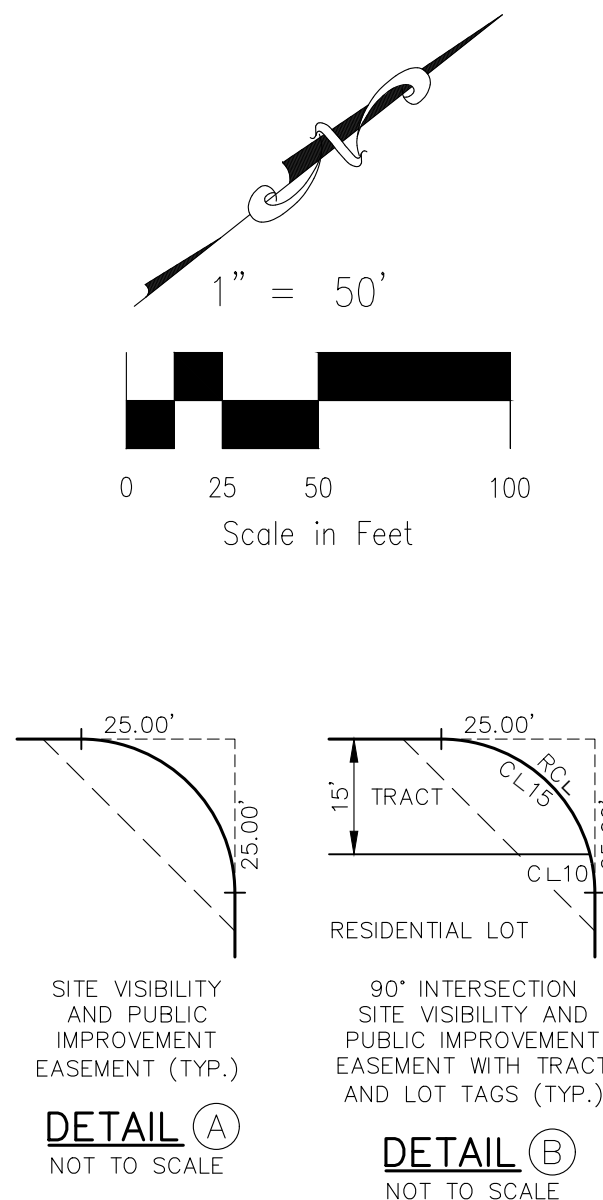
RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC19	60.00	23°33'23"	24.67
RC20	27.00	90°00'00"	42.41
RC21	60.00	23°33'23"	24.67
RC22	20.00	87°10'00"	30.43

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C28	798.00	1°29'14"	20.71
C29	798.00	1°59'56"	27.84
C30	848.00	0°36'04"	8.90
C31	953.00	0°36'04"	10.00
C32	60.00	20°10'48"	21.13
C33	60.00	3°22'35"	3.54
C34	60.00	23°33'23"	24.67
C35	60.00	23°16'56"	24.38
C36	60.00	0°16'28"	0.29

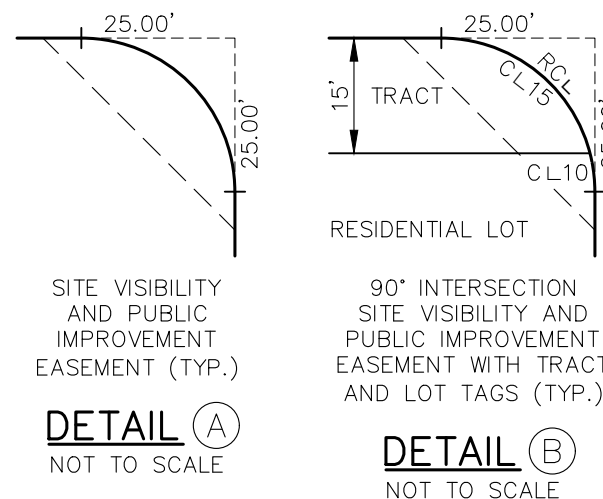
RADIAL BEARING TABLE	
LINE #	BEARING
(R)23	N04°31'08"E
(R)24	S33°28'26"W
(R)25	S87°41'51"E
(R)26	S22°45'25"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
- 5' WIDE TRAIL
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



UNPLATTED
WARRANTY DEED
REC. NO. 214022373



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

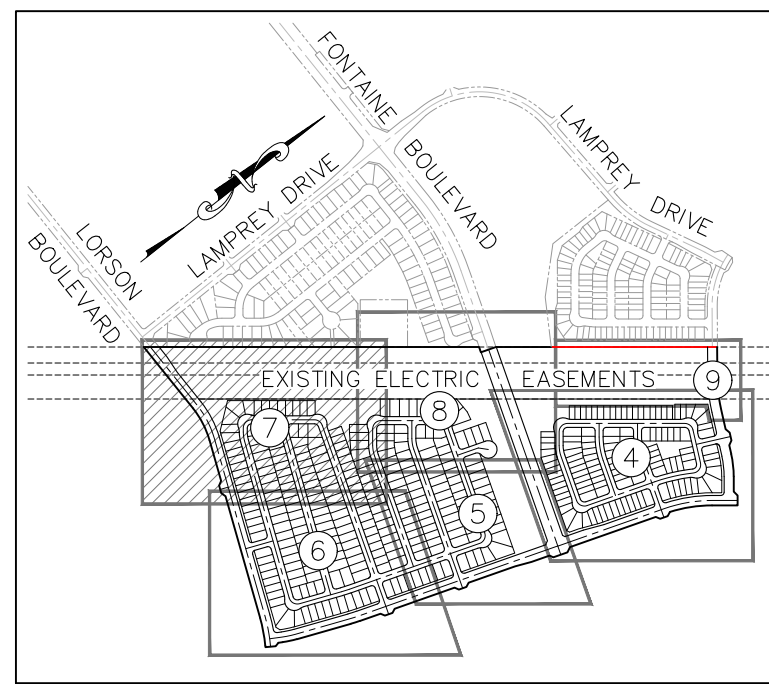
DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

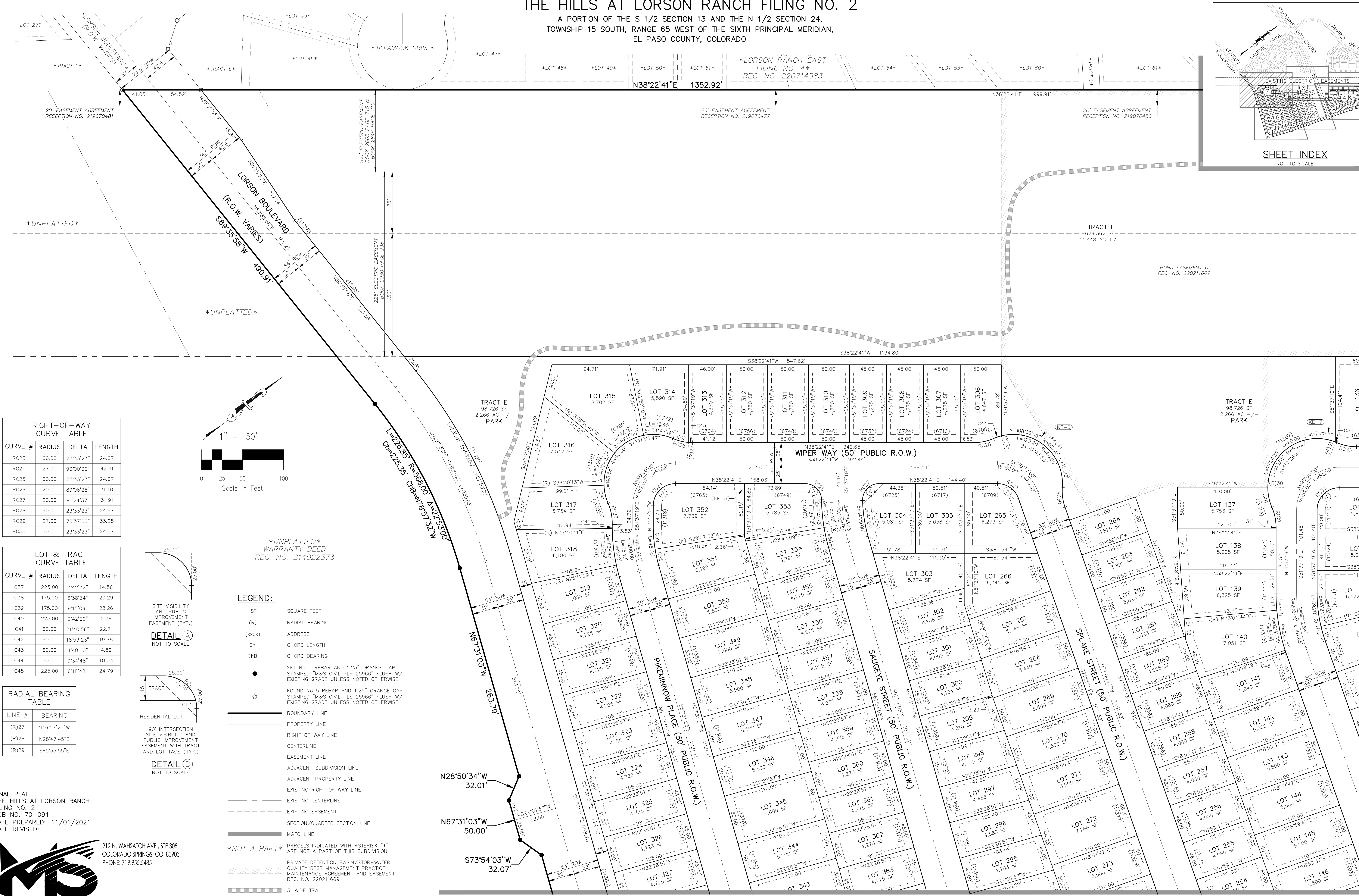
DETAIL B
NOT TO SCALE

THE HILLS AT LORSON RANCH FILING NO. 2

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



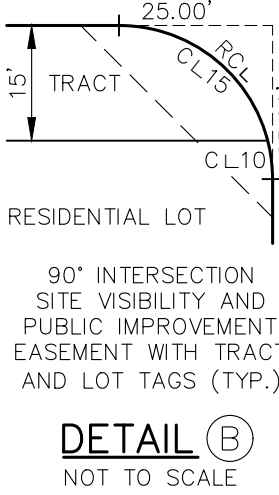
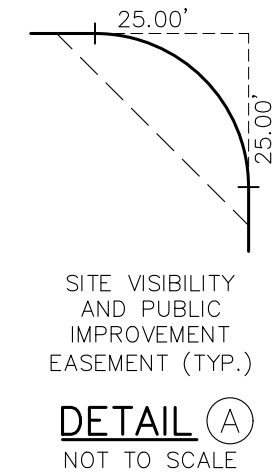
SHEET INDEX
NOT TO SCALE



RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC23	60.00	23°33'23"	24.67
RC24	27.00	90°00'00"	42.41
RC25	60.00	23°33'23"	24.67
RC26	20.00	89°06'28"	31.10
RC27	20.00	91°24'37"	31.91
RC28	60.00	23°33'23"	24.67
RC29	27.00	70°37'06"	33.28
RC30	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C37	225.00	3°42'32"	14.56
C38	175.00	6°38'34"	20.29
C39	175.00	9°15'09"	28.26
C40	225.00	0°42'29"	2.78
C41	60.00	21°40'56"	22.71
C42	60.00	18°53'23"	19.78
C43	60.00	4°40'00"	4.89
C44	60.00	9°34'48"	10.03
C45	225.00	6°18'48"	24.79

RADIAL BEARING TABLE	
LINE #	BEARING
(R)27	N46°57'20"W
(R)28	N28°47'45"E
(R)29	S65°35'55"E



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
- 5' WIDE TRAIL
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 11/01/2021
DATE REVISED:



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

PCD FILE NUMBER_SF-XX-XXX

SEE SHEET 6 OF 9

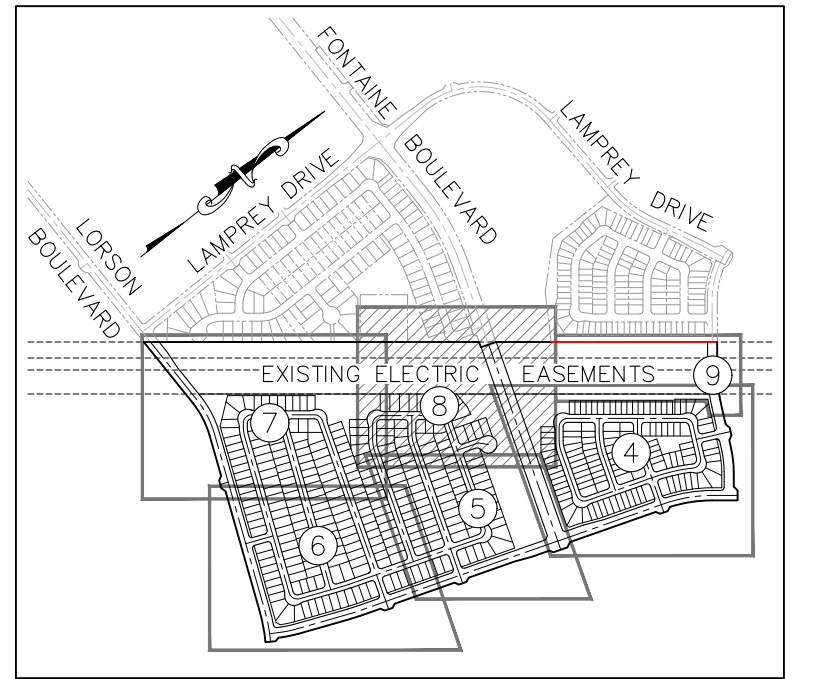
SHEET 7 OF 9

SEE SHEET 8 OF 9

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



DETAIL (B)
NOT TO SCALE



SHEET INDEX
NOT TO SCALE



SEE DELETE ME

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING

- | | |
|-----------|------------------------------|
| ===== | BOUNDARY LINE |
| ----- | PROPERTY LINE |
| ===== | RIGHT OF WAY LINE |
| ----- | CENTERLINE |
| - - - - - | EASEMENT LINE |
| - - - - - | ADJACENT SUBDIVISION LINE |
| - - - - - | ADJACENT PROPERTY LINE |
| - - - - - | EXISTING RIGHT OF WAY LINE |
| - - - - - | EXISTING CENTERLINE |
| - - - - - | EXISTING EASEMENT |
| - - - - - | SECTION/QUARTER SECTION LINE |

PRIVATE DETENTION BASIN/STORMWATER
QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT
REC. NO. 220211669

5' WIDE TRAIL

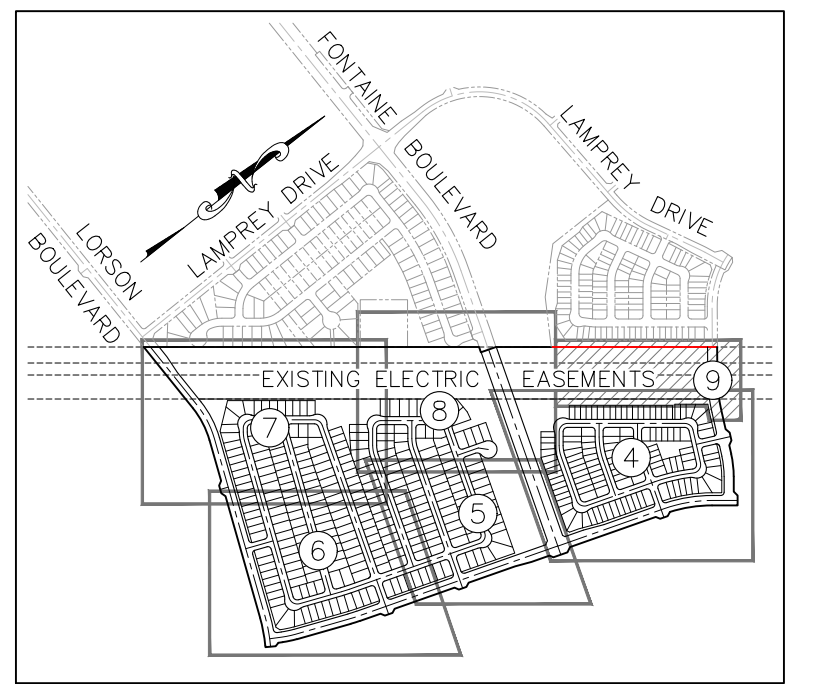
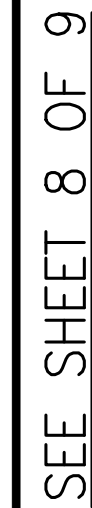
MAIL KIOSK EASEMENT
SEE DETAILS SHEET 10

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C46	60.00	24°15'11"	25.40
C47	225.00	51°7'56"	20.81
C48	225.00	11°9'32"	5.21
C49	175.00	5°58'46"	18.26
C50	60.00	1°26'57"	1.52
C51	60.00	5°00'04"	5.24
C52	60.00	18°33'19"	19.43
C53	35.00	23°52'43"	14.59
C54	35.00	46°39'01"	28.50
C55	225.00	4°45'12"	18.67
C56	225.00	1°52'11"	7.34

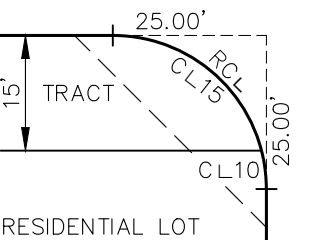
LINE #	BEARING
(R)30	N39°04'28"E
(R)31	S29°30'53"E
(R)32	S45°03'25"E
(R)33	N37°33'06"E
(R)34	S24°21'12"E
(R)35	S23°25'46"E

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

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE



SITE VISIBILITY
AND PUBLIC

90° INTERSECTION
SITE VISIBILITY AND

DETAIL (A)
NOT TO SCALE

DETAIL (B)

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
_____	BOUNDARY LINE
_____	PROPERTY LINE
_____	RIGHT OF WAY LINE
_____	CENTERLINE
-----	EASEMENT LINE
-----	ADJACENT SUBDIVISION LINE
-----	ADJACENT PROPERTY LINE
-----	EXISTING RIGHT OF WAY LINE
-----	EXISTING CENTERLINE
-----	EXISTING EASEMENT
-----	SECTION/QUARTER SECTION LINE
=====	MATCHLINE
<p>NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION</p>	
	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
=====	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

