

VILLAGE AT LORSON RANCH FILING NO. 1

A REPLAT OF TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1"
RECORDED UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY,
COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER (S 1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF
THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" UNDER
RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER (S 1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W, OF THE SIXTH P.M., EL PASO
COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 423,608 SQUARE FEET
(9.725 ACRES, MORE OR LESS).

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,
AND PUBLIC EASEMENTS AS SHOWN HERON UNDER THE NAME AND SUBDIVISION OF
"VILLAGE AT LORSON RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED
ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT
AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO
COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR
SAME WILL BE PROVIDED AT SAID 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 HERON. 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 AVE., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200
(719) 635-3244

PHONE:
FAX:

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE
ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY CRADLAN LLC.
APPROVAL IS GRANTED FOR THIS PLAT OF "VILLAGE AT LORSON RANCH NORTH FILING
NO. 1".

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY

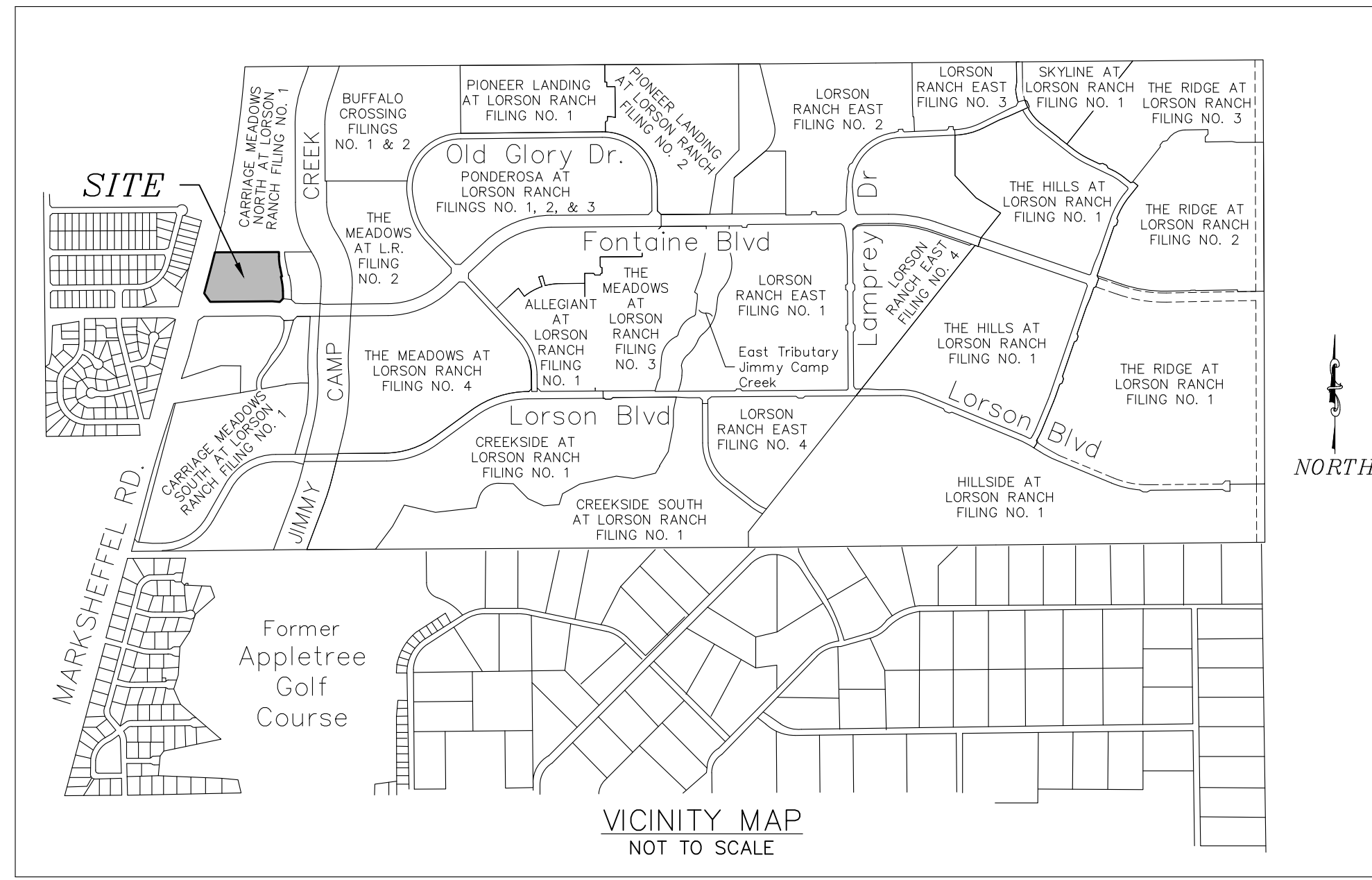
STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, A.D.
BY JEFF MARK AS AUTHORIZED SIGNING AGENT FOR CRADLAN LLC, A COLORADO
LIMITED LIABILITY COMPANY

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A
TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE
HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT,
ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY
AND DRAINAGE EASEMENT.
ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (20')
PUBLIC UTILITY AND DRAINAGE EASEMENT.
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED
EASEMENTS ARE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED
PROPERTY DEPICTED HERON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL
FORCE AND EFFECT.

UTILITY SERVICES:

THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH
LOT, TRACT, OR BUILDING SITE.

SEE PLAT NOTES 23, 24, AND 25 FOR UTILITY PROVIDERS FOR "VILLAGE AT LORSON
RANCH FILING NO. 1".

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	1.137	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/DRAINAGE/PUBLIC UTILITIES
TOTAL	1.137		

LRMD = LORSON RANCH METROPOLITAN DISTRICT

ACCEPTANCE CERTIFICATE FOR TRACT:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS
HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH
METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "VILLAGE 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 _____, 2024
BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY
REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 15, 2020 BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN
HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND
THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE
LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR
SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY
LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
212 N. WAHSATCH AVENUE, SUITE 305
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 HERON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "VILLAGE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR
FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS
ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED
HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.
THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS: LIST
THOSE APPLICABLE) 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON
THIS _____ DAY OF _____, 2024, A.D., AND IS DULY RECORDED AT
RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO
COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

SUMMARY:

6 LOTS	8.588 ACRES	88.31%
1 TRACT	1.137 ACRES	11.69%
TOTAL	9.725 ACRES	100.00%

FEE:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:		N/A - BASIN CLOSED
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 00,000.00
SCHOOL FEE:		\$ 00,000.00
REGIONAL PARK FEE:		\$ 00,000.00
URBAN PARK FEE:		\$ 00,000.00

FINAL PLAT			
VILLAGE AT LORSON RANCH FILING NO. 1			
PROJECT NO.: 43-143		DATE OF PREPARATION: APRIL 15, 2024	
NO.	DATE	BY	DESCRIPTION
1	06/03/2024	ELY	ADDRESS EDARP 1st REVIEW COMMENTS

DRAWN BY: ELY CHECKED BY: VPT PCD FILE NO.: SF-24-008



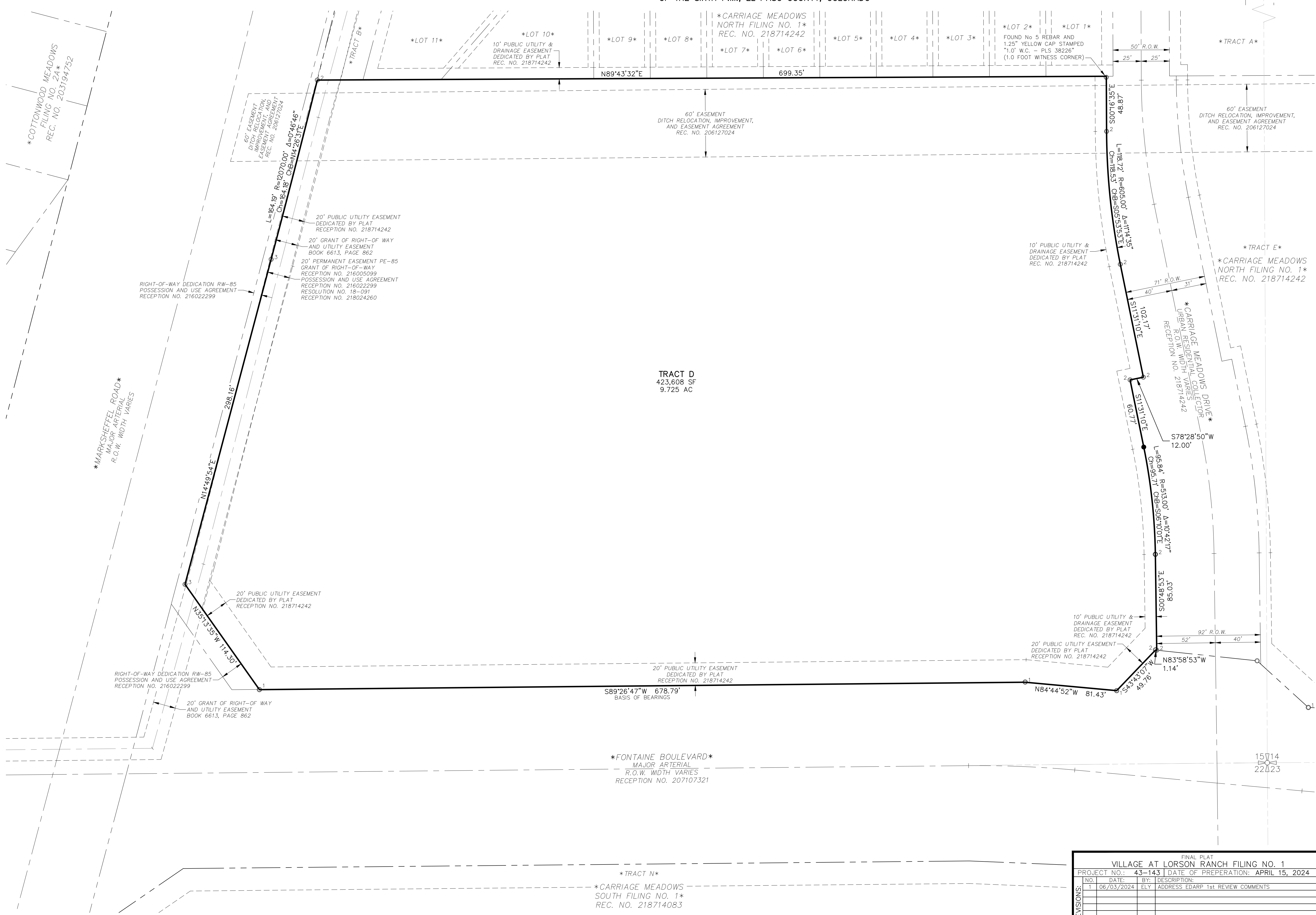
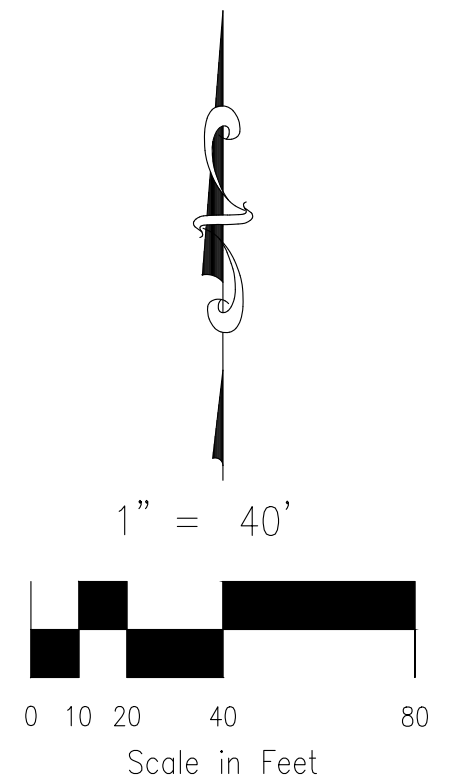
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

VILLAGE AT LORSON RANCH FILING NO. 1

A REPLAT OF TRACT D, "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" RECORDED UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S1/2 SE 1/4 SE 1/4) SECTION 15, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- ₁ FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- ₂ FOUND No 5 REBAR AND 1.25" YELLOW CAP STAMPED "FWS - PLS 38226" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- ₃ FOUND No 5 REBAR AND 2" ALUMINUM CAP STAMPED "FARNSWORTH GROUP PLS 38053" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT/EXISTING SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- - - EXISTING CENTERLINES
- - - EXISTING EASEMENTS
- - - SECTION LINES
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



AS PLATTED

FINAL PLAT			
VILLAGE AT LORSON RANCH FILING NO. 1			
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REVISIONS:			
DRAWN BY: ELY CHECKED BY: VPT PCD FILE No.: SF-24-008			

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

SHEET 3 OF 4

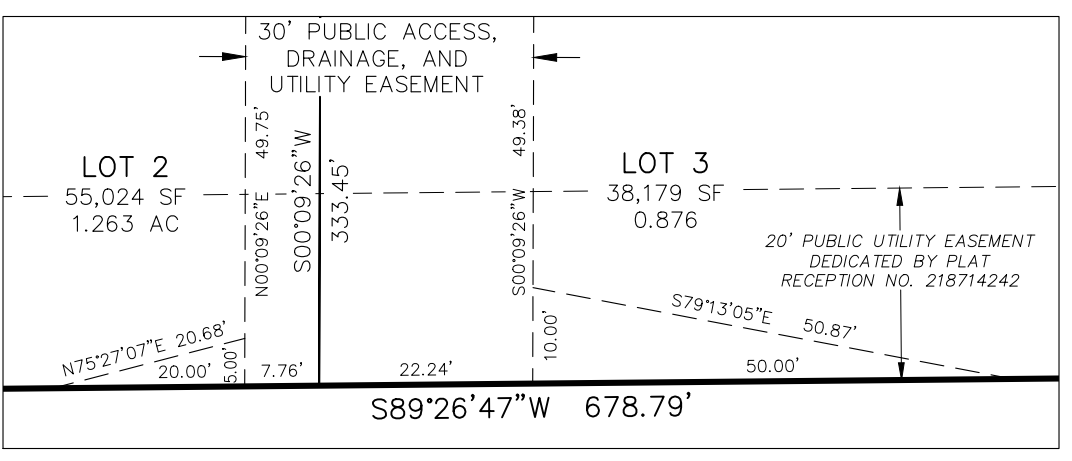
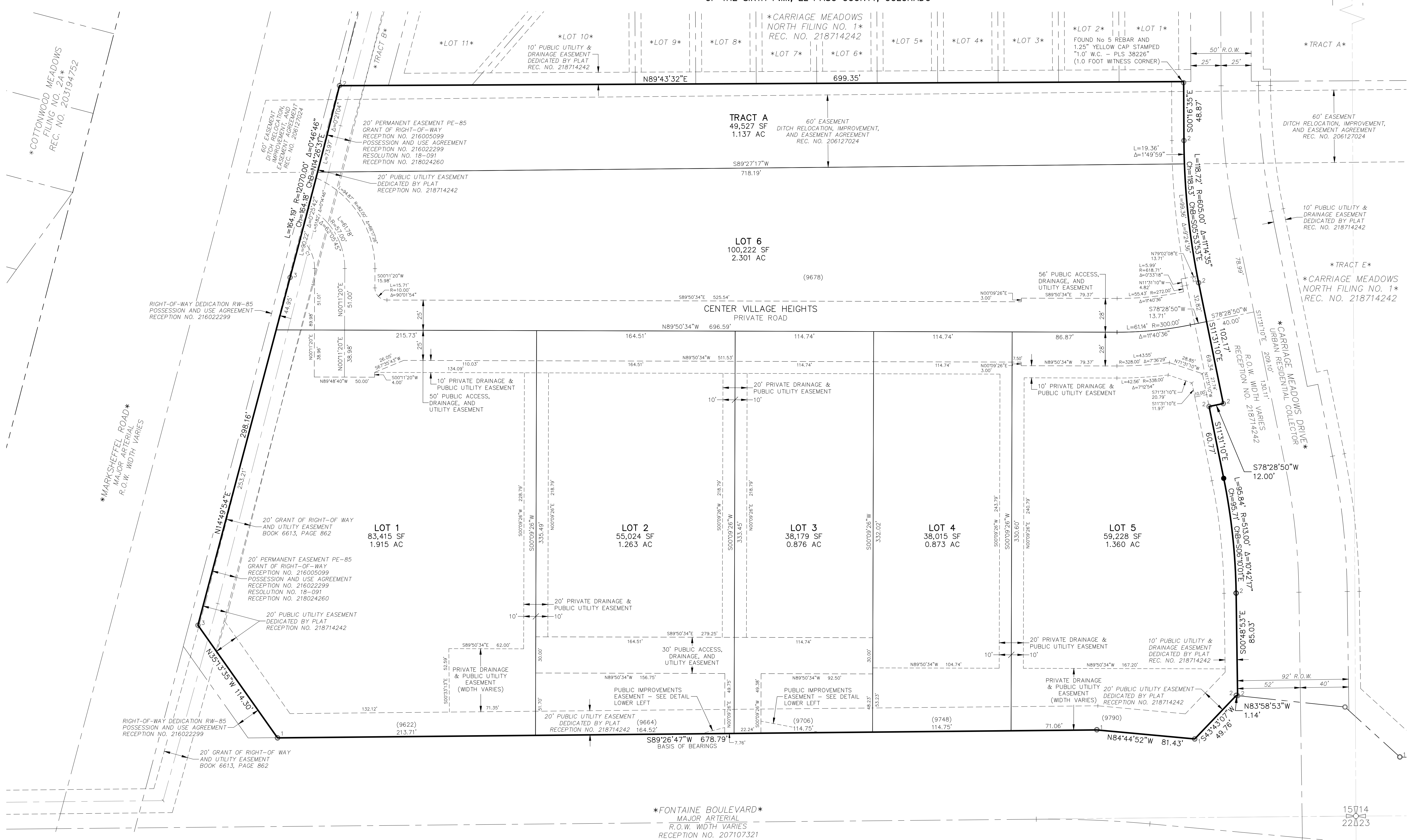
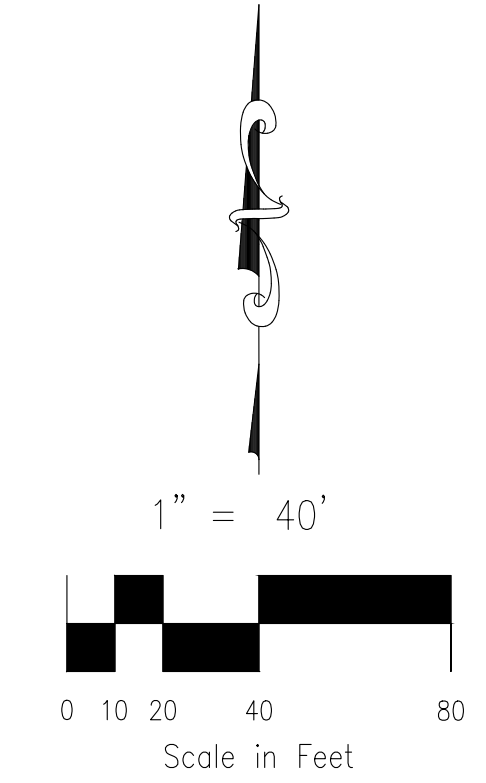
File: D:\43143A_CARRIAGE MEADOWS COMMERCIAL TRACTS - LANDMETS\Survey\Plat\43-143_Village @ JE No. 1.PLT.dwg PlotDate: 6/3/2024 6:00 PM

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

EASEMENT CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA
C1	28.51	32.00	51°02'25"
C2	5.86	605.00	0°33'18"



PUBLIC IMPROVEMENT EASEMENTS DETAIL
LOTS 2 AND 3
SCALE: 1" = 20'

FINAL PLAT		VILLAGE AT LORSON RANCH FILING NO. 1	
PROJECT NO.:	43-143	DATE OF PREPARATION:	APRIL 15, 2024
NO.:	1	DATE:	06/03/2024
BY:	ELY	DESCRIPTION:	ADDRESS EDARP 1st REVIEW COMMENTS
REVISIONS:			
DRAWN BY:	ELY	CHECKED BY:	VPT
		PCD FILE NO.:	SF-24-008

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

SHEET 4 OF 4

AS REPLATTED

File: D:\43143_CARRIAGE MEADOWS COMMERCIAL TRACTS - LANDMETS\Survey\Plat\43-143_Village @ LF No. 1.PC.dwg - PlotDate: 6/3/2024 6:02 PM