

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

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

OWNER ADDRESS:

212 N. WATSATCH 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

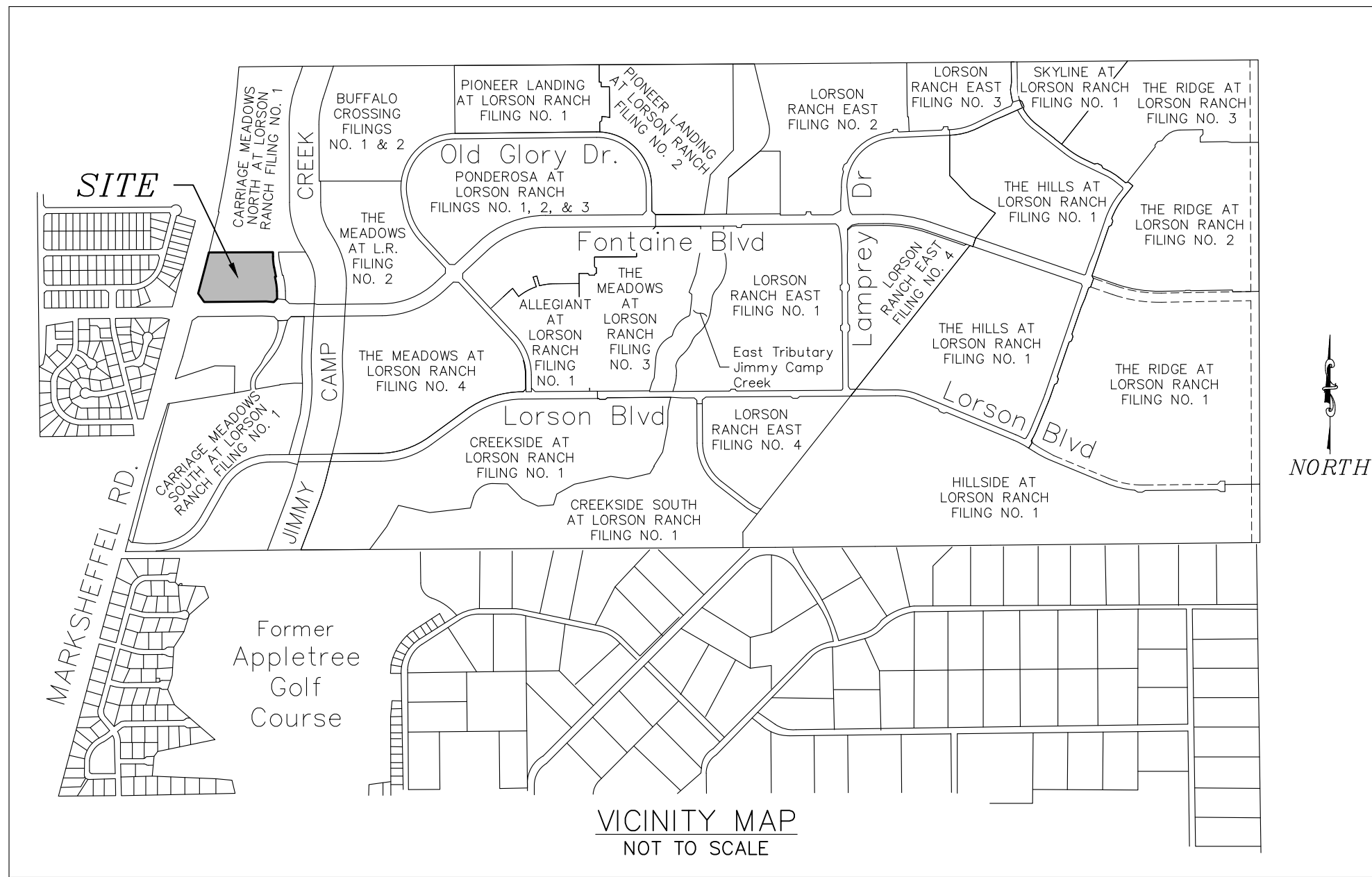
STATE OF COLORADO }
COUNTY OF EL PASO } ss

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 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 ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT AND 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.
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.

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

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 HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "VILLAGE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2024, 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 RECORDER'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 _____, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

SUMMARY:

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

FEEs:

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.:	DATE:	BY:	DESCRIPTION:
43-143			DATE OF PREPARATION: APRIL 15, 2024
NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY CHECKED BY: VPT PCD FILE No.: SF-XX-XXX



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

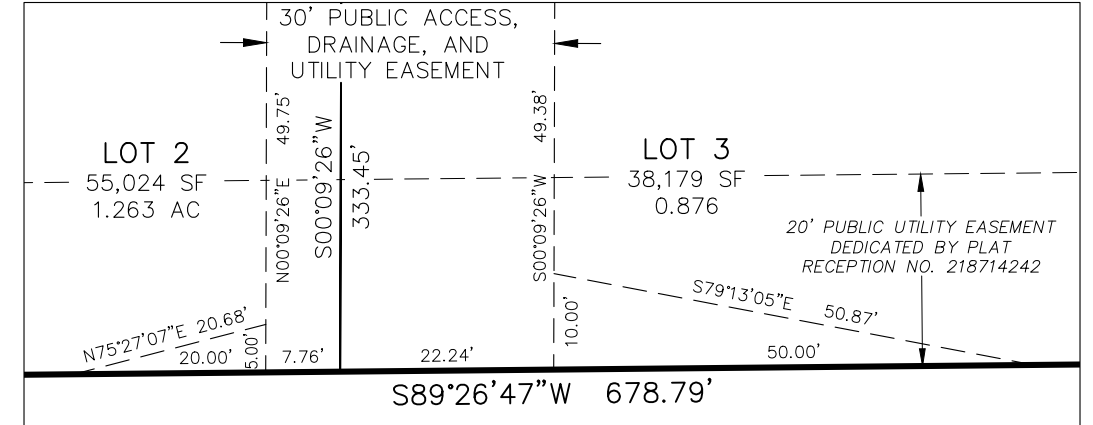
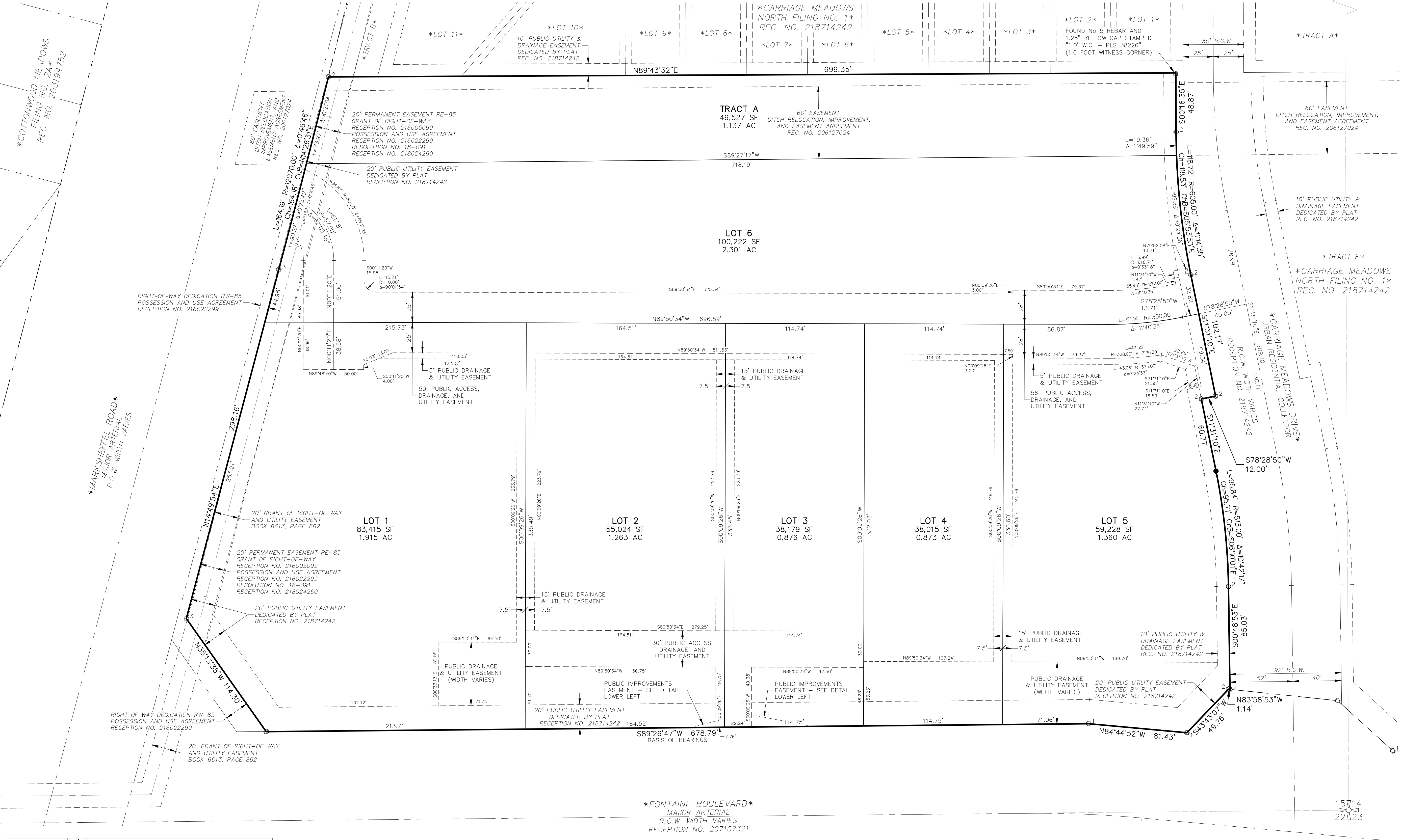
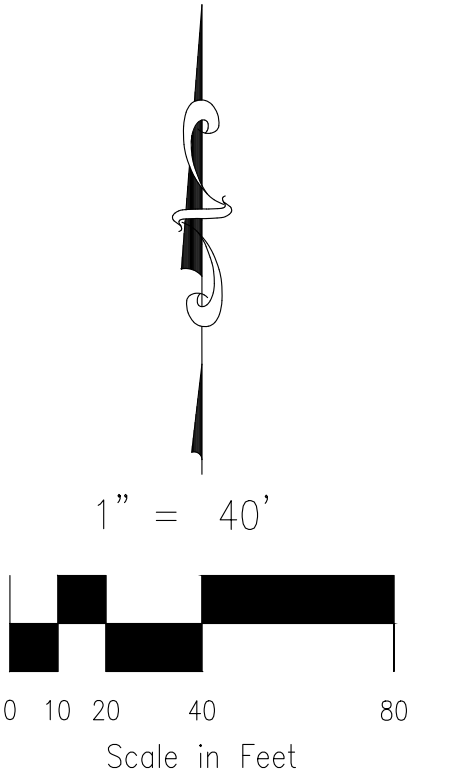
VILLAGE AT LORSON RANCH FILING NO. 1

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
 - FOUND 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" YELLOW CAP STAMPED "FWS - PLS 38226" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - 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

EASEMENT CURVE TABLE

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



FINAL PLAT
VILLAGE AT LORSON RANCH FILING NO. 1

PROJECT NO.:	43-143	DATE OF PREPARATION:	APRIL 15, 2024
NO.:		BY:	
DESCRIPTION:			

REVISIONS:

NO.	DESCRIPTION

DRAWN BY: ELY CHECKED BY: VPT PCD FILE NO.: SF-XX-XXX

M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

AS REPLATTED