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 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 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. WATSATCH AVE., 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

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

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

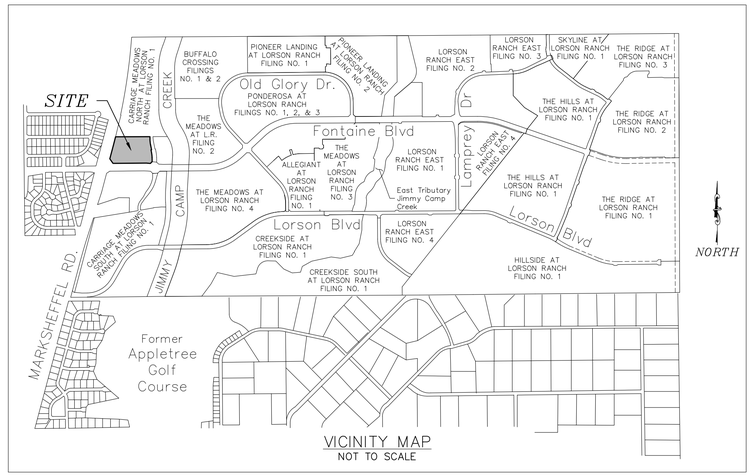
STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

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: _____



VICINITY MAP
NOT TO SCALE

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			

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President

State of Colorado
County of _____

Signed before me on _____, 20____
by _____ (name(s) of individual(s) making statement).

_____
(Notary's official signature)

_____
(Title of office)

_____
(Commission Expiration)

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.

Add Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, 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

Remove - This will be approved by BoCC

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)
) ss
COUNTY OF EL PASO)

I HER RECORD AT MY OFFICE
AT _ _____, 2024, A.D.,
AND _____
OF TI

STEV _____ FEE: _____

Clerk and Recorder
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder

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.: 43-143 | DATE OF PREPERATION: APRIL 15, 2024

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

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

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

File: G:\43143 CARRIAGE MEADOWS COMMERCIAL\COMMERCIAL TRACTS - LANDWICK\Survey\Plat\43-143 Village @ LR No 1 FP.dwg Plotted On: 4/15/2024 3:22 PM

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

GENERAL PLAT NOTES:

1. BASIS OF BEARING: A PORTION OF THE SOUTHERLY BOUNDARY LINE OF "CARRIAGE MEADOWS NORTH AT LORSON RANCH FILING NO. 1" RECORDED UNDER RECEPTION NO. 218714242 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566". SAID LINE IS ASSUMED TO BEAR S89°26'47"W A DISTANCE OF 678.79 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO957G 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 APRIL 5, 2024 BY CORE TITLE GROUP LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 21, 2024 AT 7:30 A.M., FILE NO. 607COR, AMENDMENT NO. 607COR-C2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.

(TC#9) RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 2, 1897 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 85 WEST AND 86 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES OR RANGE LINES. NOTE: RESOLUTION NO. 04-507 REGARDING ROAD ORDER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.

(TC#10) ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683051.

(TC#11) 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.

(TC#12) 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.

(TC#13) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEED RECORDED JANUARY 3, 2001 AT RECEPTION NO. 201000705.

(TC#14) RIGHT OF WAY AND UTILITY EASEMENT RECORDED MARCH 7, 1995 IN BOOK 6613 AT PAGE 862.

(TC#15) ANY ASSESSMENT OR LIEN OF WIDEFIELD WATER & SANITATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 20, 2005 AT RECEPTION NO.205091663.

(TC#16) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548. DEVELOPMENT AGREEMENT NO.1 RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. RESOLUTION NO. RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973. CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. RESOLUTION NO. 07-223, RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189. APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RERECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176, SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863, FIFTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.

(TC#17) ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197513. AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197520. ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209874; RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056116; AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056117. NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192908. ORDER AND DECREE OF CORRECTION RECORDED JUNE 17, 2015 AT RECEPTION NO. 215062852

(TC#18) ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166.

GENERAL PLAT NOTES: (CONT.)

(TC#19) ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056114.

(TC#20) TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NUMBER 205078708.

(TC#21) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925. NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869.

(TC#22) 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.

(TC#23). SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.

(TC#24) TERMS, CONDITION, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NO. 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.

(TC#25) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.

(TC#26) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119, RECORDED JULY 18, 2007 AT RECEPTION NO. 207095753.

(TC#27) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CARRIAGE MEADOWS AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED JULY 23, 2008 AT RECEPTION NO. 208083051.

(TC#28) NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF CARRIAGE MEADOWS AT LORSON RANCH SUBDIVISION PUD REZONE DEVELOPMENT PLAN RECORDED JULY 23, 2008 AT RECEPTION NO. 208083052.

(TC#29) ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.

(TC#30) 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.

(TC#31) 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.

(TC#32) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 16-065, RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022298.

(TC#33) 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.

(TC#34) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 18-091, RECORDED MARCH 2, 2018 AT RECEPTION NO. 218024260 AND RESOLUTION NO. 18-113 THERETO RECORDED MARCH 20, 2018 AT RECEPTION NO. 218031349.

(TC#35) ANY AND ALL UNRECORDED LEASES OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SUCH LEASES OR TENANCIES.

(TC#36) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-212 RECORDED MAY 22, 2018 AT RECEPTION NO. 218058348.

(TC#37) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-399 - INCLUSION OF PROPERTY WITHIN THE DISTRICT - CARRIAGE MEADOWS NORTH FILING NO. 1 RECORDED OCTOBER 25, 2018 AT RECEPTION NO. 218124500.

(TC#38) GRANT OF RIGHT OF WAY RECORDED OCTOBER 2, 2018 AT RECEPTION NO. 218115304.

(TC#39) PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED NOVEMBER 15, 2018 AT RECEPTION NO. 218132998.

(TC#40) DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CARRIAGE MEADOWS NORTH AT LORSON RANCH RECORDED NOVEMBER 15, 2018 AT RECEPTION NO. 218132999, FIRST AMENDMENT THERETO RECORDED DECEMBER 18, 2018 AT RECEPTION NO. 218144343.

GENERAL PLAT NOTES: (CONT.)

(TC#41) SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED NOVEMBER 15, 2018 AT RECEPTION NO. 218133000.

(TC#42) EASEMENTS, NOTES AND NOTICES AS SHOWN ON THE PLAT OF CARRIAGE MEADOWS NORTH FILING NO. 1 RECORDED NOVEMBER 15, 2018 AT RECEPTION NO. 218714242.

(TC#43) DESIGNATION OF BUILDER RECORDED JANUARY 11, 2019 AT RECEPTION NO. 219003896.

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. 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.
6. ALL DEVELOPMENT WITHIN "VILLAGE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs) ON FILE FOR VILLAGE AT LORSON RANCH FILING 1 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.
7. 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.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. THERE SHALL BE NO DIRECT LOT ACCESS TO FONTAINE BOULEVARD OR MARKSHEFFEL ROAD.
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.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 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 NO. _____ 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. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "VILLAGE AT LORSON RANCH FILING NO. 1", 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. 218132998.
16. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, LORSON RANCH METROPOLITAN DISTRICT NO. 4, AND LORSON RANCH METROPOLITAN DISTRICT NO. 7 AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF SAID DISTRICTS. (SEE TITLE COMMITMENT SCHEDULE B, PART II- EXCEPTIONS, ITEMS 17, 18, AND 19.)
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 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.

GENERAL PLAT NOTES: (CONT.)

20. PURSUANT TO RESOLUTION NO. 18-399, 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 218124500, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "VILLAGE 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. 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.
22. A "SOIL AND GEOLOGY STUDY, VILLAGE AT LORSON RANCH, NORTHEAST CORNER OF MARKSHEFFEL RD AND FONTAINE BLVD TRACT D, CARRIAGE MEADOWS NORTH, FILING NO. 1, EL PASO COUNTY, COLORADO" WAS COMPLETED BY THE ROCKY MOUNTAIN GROUP (RMG) ON APRIL 09, 2024, JOB NO. 195914. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
23. GAS SERVICE PROVIDED BY BLACK HILLS ENERGY, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
24. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
25. WATER AND WASTEWATER SERVICE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
26. FENCING TO BE INSTALLED BY BUILDER, AND OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
27. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

FINAL PLAT
VILLAGE AT LORSON RANCH FILING NO. 1
PROJECT NO.: 43-143 | DATE OF PREPERATION: APRIL 15, 2024

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

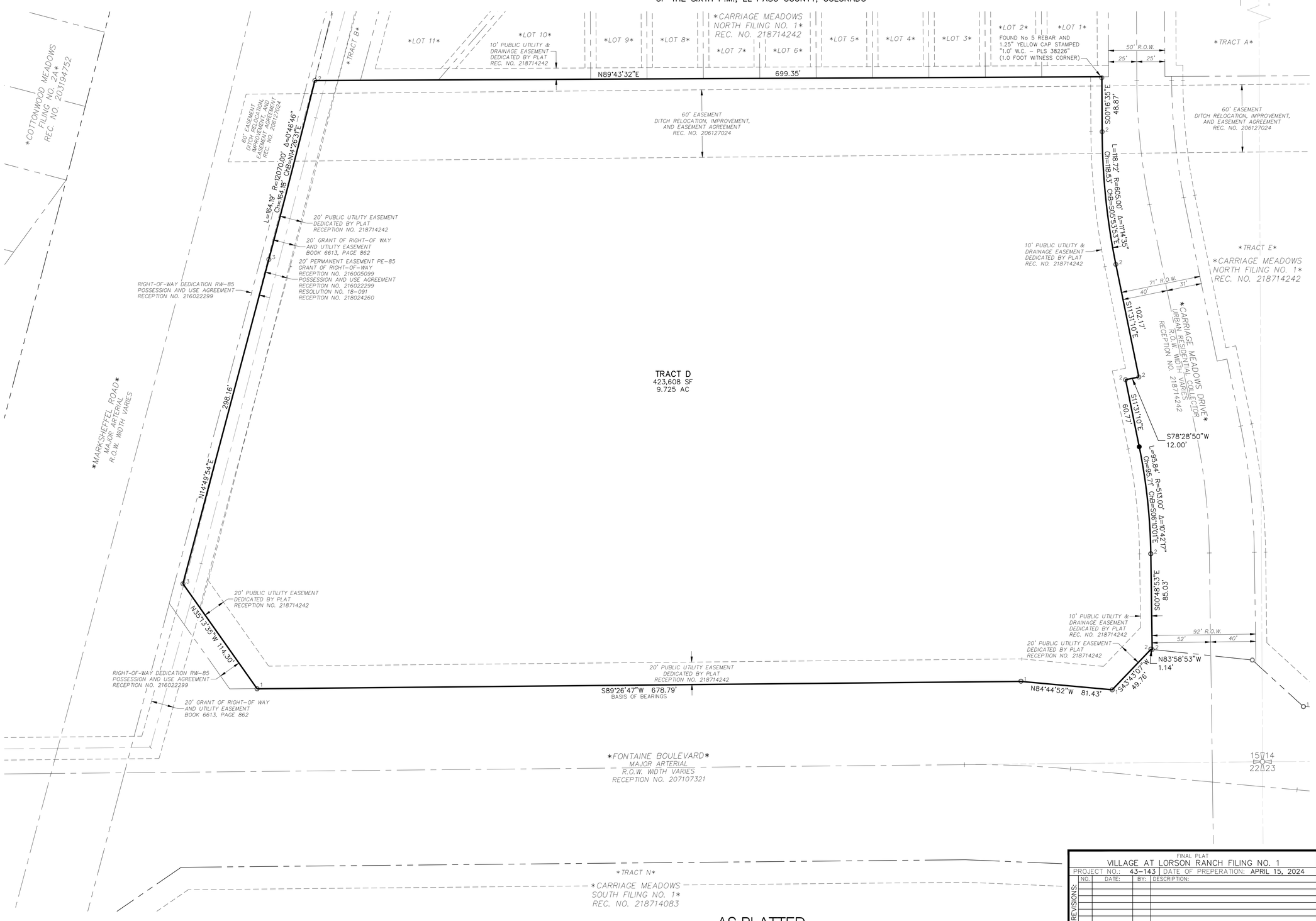
DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

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

File: G:\43143 CARRIAGE MEADOWS COMMERCIAL\COMMERCIAL TRACTS - LANDWORKS\Survey\Plat\43-143 Village @ LR No 1 FP.dwg Plotted on 4/15/2024 3:23 PM

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

PROJECT NO.: 43-143 | DATE OF PREPERATION: APRIL 15, 2024

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

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

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

File: Q:\43143A CARRIAGE MEADOWS COMMERCIAL\COMMERCIAL TRACTS - LANDHAVEN\Survey\Plat\43-143 VRlorp @ 08 No. 1 FP.dwg Plotstamp: 4/15/2024 4:12 PM

VILLAGE AT LORSON RANCH FILING NO. 1

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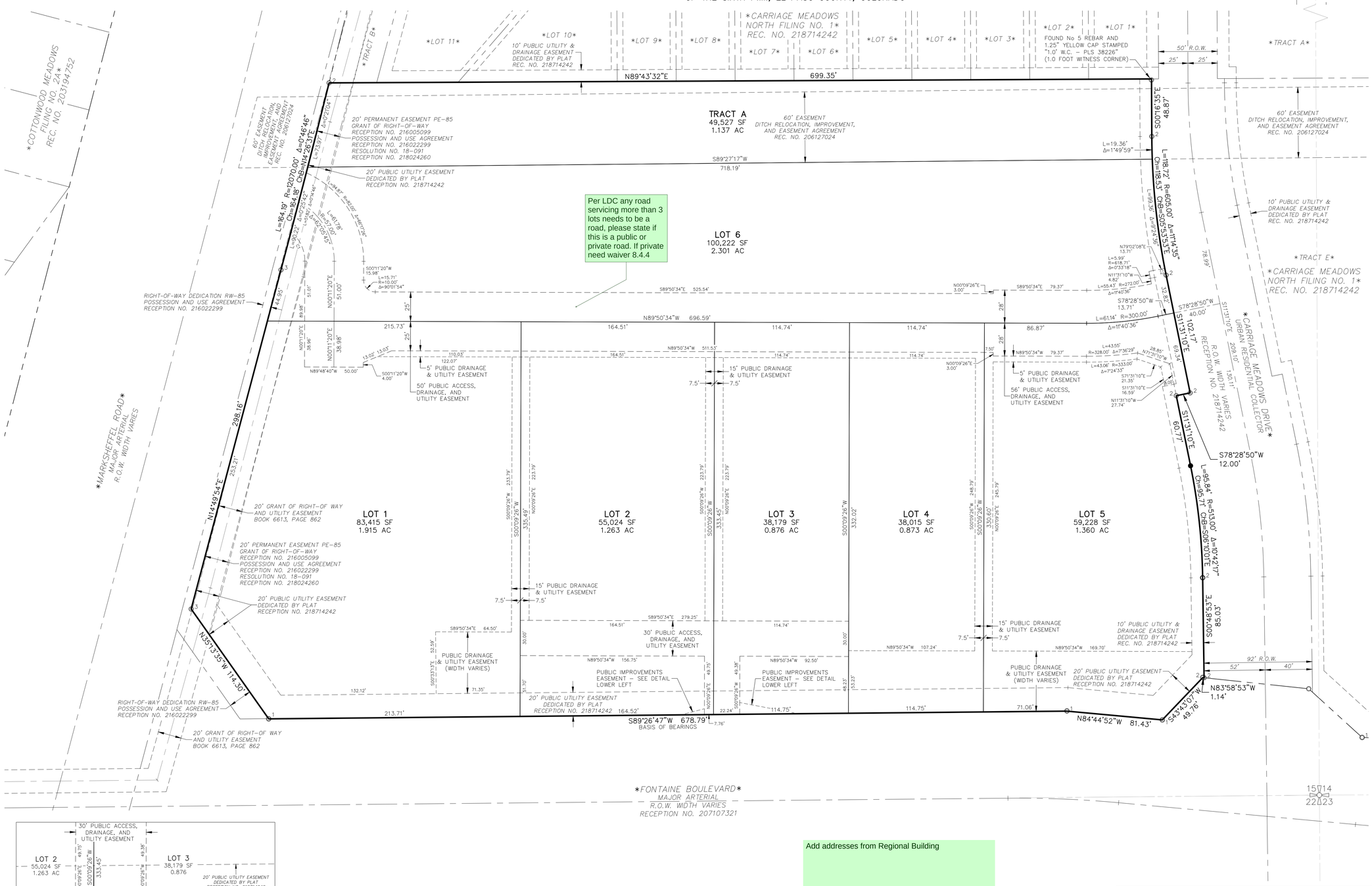
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



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
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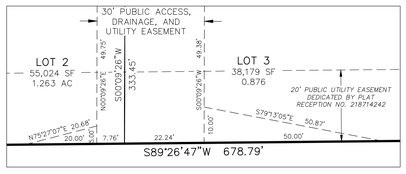
	EXISTING CENTERLINES
	EXISTING EASEMENTS
	SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

EASEMENT CURVE TABLE

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

1" = 40'

0 10 20 40 80
Scale in Feet



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

Add addresses from Regional Building

AS REPLATTED

FINAL PLAT
VILLAGE AT LORSON RANCH FILING NO. 1
PROJECT NO.: 43-143 | DATE OF PREPERATION: APRIL 15, 2024

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

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File: G:\43-143 CARRIAGE MEADOWS COMMERCIAL\COMMERCIAL TRACTS - LANDRACS\Survey\Plat\43-143 Village @ LR No 1 FP.dwg Plot Scale: 1:1 Plot Date: 4/15/2024 4:13 PM