

# PIONEER LANDING AT LORSON RANCH FILING NO. 3

14101

A REPLAT OF TRACT G, TRACT H AND TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2"  
BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

## TO WIT:

THREE SEPARATE TRACTS OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT G OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED AT RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACT H OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED AT RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED AT RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

## 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, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PIONEER LANDING AT LORSON RANCH FILING NO. 3". 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:  
EAGLE DEVELOPMENT COMPANY,  
A COLORADO CORPORATION  
212 WAHSATCH AVENUE NORTH,  
SUITE 301  
COLORADO SPRINGS, CO 80903

JEFF MARK, AUTHORIZED SIGNING AGENT, MANAGER,  
EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION

ATTEST: *Adam Daniel*

SECRETARY/TREASURER

STATE OF COLORADO ) ss  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF February, 2018, A.D. BY  
JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: 3-22-21  
NOTARY PUBLIC: *Susan L. Gonzales*  
NOTARY ID 20044004607  
MY COMMISSION EXPIRES MARCH 22, 2021

## 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. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "PIONEER LANDING AT LORSON RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 17<sup>th</sup> DAY OF February, 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

*Paul J. Hearn*  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS  
02/01/18 DATE

## COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "PIONEER LANDING AT LORSON RANCH FILING NO. 3" ON THIS 21<sup>st</sup> DAY OF February, 2018, A.D.

*Susan L. Gonzales*  
EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
EL PASO COUNTY ASSESSOR

## SURVEY NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST MERIDIAN OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS AN ASSUMED BEARING OF N89°42'02". A DISTANCE OF 2655.81 FEET BETWEEN THE CENTER QUARTER (C-1/4) CORNER OF SECTION 14, AS MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED "KM 1165 R65W S 14 S14 2004 L3 16109", AND THE EAST ONE-QUARTER (E1/4) CORNER OF SECTION 14 AS MONUMENTED BY A 2 1/2" PIPE WITH GALVANIZED SCREW ON CAP ONLY PARTIALLY STAMPED AS SHOWN HEREON, SAID LINE BEING COINCIDENT IN PART WITH THE NORTHERLY LINE OF "PIONEER LANDING AT LORSON RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION NO. 210713013, AND IN PART WITH THE NORTHERLY LINE OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 217713888, ALL IN THE RECORDS OF THE EL PASO COUNTY, COLORADO.

## 2. FLOODPLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE (AREA LOCATED WITHIN THE 100-YEAR FLOODPLAIN, BASE FLOOD ELEVATIONS DETERMINED) AS ESTABLISHED BY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 084120857 F (EFFECTIVE DATE MARCH 17, 1997), AND AS AMENDED BY THE FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 14-08-0334P, DATED JANUARY 29, 2015. THE SUBJECT PROPERTY IS CONTAINED IN A LETTER OF MAP REVISION BASED ON FULL (LOMR-F) UNDER CASE NO. 17-08-1596A DATED OCTOBER 18, 2017. THE LOMR RESULTS IN REMOVAL OF THE SUBJECT PROPERTY FROM THE FLOODPLAIN.

3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS, INC. RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY, FILE NO. 52557UTC, EFFECTIVE DATE: AUGUST 03, 2017 AT 7:30 A.M., AS PROVIDED BY THE CLIENT. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 29, 2018 AT 7:30 A.M., FILE NO. 52305UTC, AMENDMENT NO. 2. THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, SECTION II, AS NUMBERED THEREIN ARE NOTED.

9. SUBJECT TO RESERVATIONS OF (1) ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; (2) RIGHT OF THE PROPRIETOR OF ANY VEIN OR LODE OR PLACER MINERAL OR OTHER THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, AS SET FORTH IN U.S. PATENT DOCUMENT NO. 29, 814 SERIAL NO. SC5-0395-175, ISSUED NOVEMBER 16, 1895 TO EDWIN S. RANDALL, AS POSTED IN THE BUREAU OF LAND MANAGEMENT, GENERAL LAND OFFICE RECORDS, RECORDED JUNE 04, 1904 IN BOOK 54 AT PAGE 67 IN THE EL PASO COUNTY RECORDS, (SECTION 14).

10. INTENTIONALLY DELETED.

11. INTENTIONALLY DELETED.

12. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-425, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084, RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212094067, FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, RESOLUTION NO. 15-093, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.

13. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 14, 2004 AT RECEPTION NO. 205338973, CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205328869, RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 5, 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 JULY 22, 2010 AT RECEPTION NO. 210025931 AND RECORDED 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. 211031376, RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEEREL ROAD/FONTAINE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 212112804, ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 07, 2007 AT RECEPTION NO. 207116859 AND RECORDED OCTOBER 10, 2013 AT RECEPTION NO. 213134079.

14. ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 2, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197512, AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197519, ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209873, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056115, NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION BONDS, IN CONNECTION THEREWITH RECORDED NOVEMBER 29, 2004 AT RECEPTION NO. 204192807.

15. 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 02, 2004 AT RECEPTION NO. 204197513, AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 02, 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 BONDS, IN CONNECTION THEREWITH RECORDED NOVEMBER 29, 2004 AT RECEPTION NO. 204192808, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192908.

16. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLOSURE 31, SERVICES AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON, LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.

17. MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAY RECORDED MAY 9, 2006 AT RECEPTION NO. 206035127 AND RECORDED DECEMBER 28, 2006 AT RECEPTION NO. 206187069.

18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT, BY AND BETWEEN FOUNTAIN NATURAL IRRIGATION COMPANY AND LORSON LLC, RECORDED AUGUST 28, 2005 AT RECEPTION NO. 206170202, DEED OF CONVEYANCE IN CONNECTION THEREWITH RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143884, RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143885 AND RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143886.

19. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-426, APPROVING REZONE FROM OVERALL PUD DISTRICT TO AMENDED OVERALL PUD DISTRICT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED MARCH 1, 2007 AT RECEPTION NO. 207020862.

20. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 07-356, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189.

21. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067502; RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067503; JUNE 12, 2008 AT RECEPTION NO. 208067534; JUNE 12, 2008 AT RECEPTION NO. 208067645; AND JUNE 12, 2008 AT RECEPTION NO. 208067648.

22. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067652; JUNE 12, 2008 AT RECEPTION NO. 208067656; JUNE 12, 2008 AT RECEPTION NO. 208067657; JUNE 12, 2008 AT RECEPTION NO. 208067667; JUNE 12, 2008 AT RECEPTION NO. 208067672; AND JUNE 12, 2008 AT RECEPTION NO. 208067676.

23. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF REZONE RECORDED NOVEMBER 5, 2006 AT RECEPTION NO. 208120452.

24. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PIONEER LANDING AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED DECEMBER 10, 2009 AT RECEPTION NO. 209141654.

## SURVEY NOTES: (CONTINUED)

25. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND EASEMENTS AS CONTAINED IN RIGHT OF ENTRY TO THE COLORADO SPRINGS UTILITIES SOUTHERN DELIVERY SYSTEM, RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 212020136, AND RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 212020137, CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT (SOUTHERN DELIVERY SYSTEM), RECORDED MARCH 01, 2013 AT RECEPTION NO. 213007535.

26. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-126, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, REGARDING SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.

27. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.

28. DEED RECORDED DECEMBER 05, 2012 AT RECEPTION NO. 212145159, MAKES REFERENCE TO THE CONVEYANCE OF ALL OIL, GAS AND OTHER MINERALS.

29. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212146575.

30. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-116, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO RECORDED APRIL 13, 2016 AT RECEPTION NO. 216037512.

31. ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED JULY 21, 2013 AT RECEPTION NO. 213098578.

32. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175; AND RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101176.

33. ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 1, AS SET FORTH IN PROPOSED ORDER OF INCLUSION WITHIN SAID DISTRICT RECORDED MAY 26, 2016 AT RECEPTION NO. 216056939.

34. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-228, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF REZONE RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070955.

35. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-225, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF PRELIMINARY PLAN, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070956; RESOLUTION NO. 16-313, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF FINAL PLAN, RECORDED AUGUST 30, 2016 AT RECEPTION NO. 216097447.

36. MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH, PIONEER LANDING FILING NO. 2 AND NO. 3, PUD DEVELOPMENT PLAN MAY RECORDED JULY 14, 2016 AT RECEPTION NO. 216077631, AND RECORDED FEBRUARY 02, 2017 AT RECEPTION NO. 217031429.

37. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-456, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN THE DISTRICT - PIONEER LANDING FILING NO. 2 RECORDED DECEMBER 15, 2016 AT RECEPTION NO. 216145947.

38. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUBLIC RIGHT OF WAY MAINTENANCE LICENSE AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001494.

39. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUBLIC RIGHT OF WAY LANDSCAPE LICENSE AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001495.

40. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001496.

41. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001497.

42. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001508 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.

43. EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217713888.

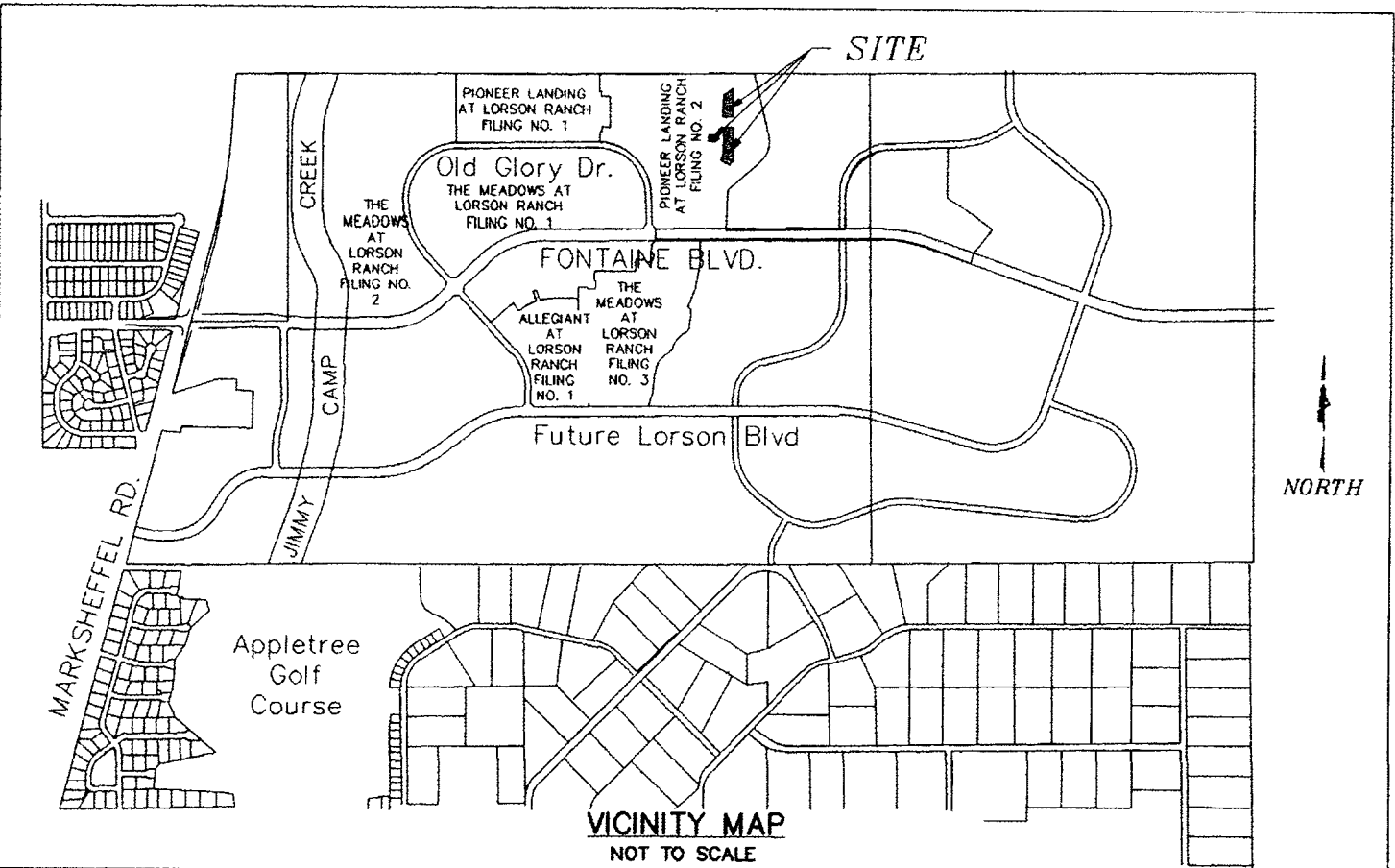
44. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN GENERAL DISCLOSURE RECORDED JULY 17, 2017 AT RECEPTION NO. 217008900.

45. THE EFFECT OF THE LACK OF RATIFICATION OF THE SUBDIVISION PLAT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217713888 BY EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION.

46. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PRELIMINARY PLAN FILE NUMBER SP-12-006, 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.

47. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

48. 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. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



## SURVEY NOTES: (CONTINUED)

49. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

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

51. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

52. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

53. 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/TOWNSHIP AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 217010497 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.

54. THE PROPERTY IS SUBJECT TO THE CODE OF EL PASO COUNTY, COLORADO AND AS SUCH IS ZONED PLANNED UNIT DEVELOPMENT (PUD) ACCORDING TO MAP NO. 351 OF THE OFFICIAL ZONING MAP BOOK ON FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT.

55. THE AREA INCLUDED IN THIS REPLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PIONEER LANDING AT LORSON RANCH FILING NO. 2, HOMEOWNERS ASSOCIATION, INC. AS RECORDED UNDER RECEPTION NO. 217001508 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

56. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

57. ALL DEVELOPMENT WITHIN PIONEER LANDING AT LORSON RANCH FILING NO. 3 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR PIONEER LANDING AT LORSON RANCH.

58. UNLESS OTHERWISE SHOWN, ALL DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 209141654, OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

59. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.

60. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

61. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

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

63. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PIONEER LANDING AT LORSON RANCH FILINGS #2 AND #3 PUD DEVELOPMENT PLAN, AS RECORDED AT RECEPTION NO. 217013429 AND PIONEER LANDING AT LORSON RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 209141654 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

64. THERE ARE 12 LOTS IN THIS SUBDIVISION.

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

- DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH, RECORDED UNDER RECEPTION NO. 205128925 AND RESOLUTION NO. 05-336 TO APPROVE DEVELOPMENT AGREEMENT, RECORDED UNDER RECEPTION NO. 205132869.

- DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, RECORDED UNDER RECEPTION NO. 210025931 AND RE-RECORDED UNDER RECEPTION NO. 210036301.

- DEVELOPMENT AGREEMENT NO. 3, LORSON RANCH, RECORDED UNDER RECEPTION NO. 214007624, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

- SCHOOL SITE DEDICATION AGREEMENT, RECORDED UNDER RECEPTION NO. 212047863, OF THE EL PASO COUNTY CLERK AND RECORDER.

- SIXTH DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED UNDER RECEPTION NO. 215020531, OF THE EL PASO COUNTY CLERK AND RECORDER.

66. THE SUBDIVISION AGREES ON BEHALF OF HIMSELF/SELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR 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. 12-382), 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 PROPERTY.

67. PURSUANT TO RESOLUTION 16-456, 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 216145947, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PIONEER LANDING AT LORSON RANCH FILING NO. 3 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.

68. THE PROPERTY WITHIN THIS SUBDIVISION MAY BE SUBJECT TO THE PROVISIONS OF THE AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AT RECEPTION NO. 212042170.

69. THIS PROPERTY IS SUBJECT TO THE DETENTION BASIN AND SBDM AGREEMENT RECORDED AT RECEPTION NO. 217001496.

70. THIS PROPERTY IS SUBJECT TO THE TWO (2) PUBLIC R.O.W. LICENSE AGREEMENTS RECORDED AT RECEPTION NO. 217001494 AND RECEPTION NO. 217001495.



# PIONEER LANDING AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT G, TRACT H AND TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2"  
BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

14101

